Planning Commission

Meeting Date
07/07/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Response Letter Packet
Date: 06/30/2026

✓ MEANS THAT STAFF IS SATISFIED WITH THE RESPONSE/UPDATED TEXT, BUT THE BOARD MAY WISH TO HAVE DISCUSSION WITH THE APPLICANT ON THESE TOPICS.

✗ MEANS THAT STAFF IS NOT SATISFIED WITH THE RESPONSE/UPDATED TEXT, BUT THE BOARD MAY WISH TO HAVE DISCUSSION WITH THE APPLICANT ON THESE TOPICS.

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LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 06/02/2026

NEW BUSINESS

Application 1: Trotters Gate Subarea C Preliminary Plat - Parcel Numbers 2900090020020, 2900090021000, and 2900090020010

Application 2: Marysville East PUD Amendments - Parcel Numbers 2800170460000 and 1100120020030

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on July 7, 2026 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 Preliminary Plat for a +/- 44.49 acre residential development, Trotters Gate Subarea C, located at Parcel Numbers 2900090020020, 2900090021000, and 2900090020010 as part of the Marysville North Planned Unit Development.
2. To hear an application for amendments to the Marysville East Planned Unit Development (PUD) and to include two recently annexed parcels to the manufacturing/innovation district portion of the PUD for properties located at Parcel Numbers 2800170460000 and 1100120020030.

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, July 7, 2026, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

Cody Hatten

APPROVAL OF MINUTES:

June 2, 2026 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 Preliminary Plat for a +/- 44.49 acre residential development, Trotters Gate Subarea C, located at Parcel Numbers 2900090020020,

2900090021000, and 2900090020010 as part of the Marysville North Planned Unit Development.

2. To hear an application for amendments to the Marysville East Planned Unit Development (PUD) and to include two recently annexed parcels to the manufacturing/innovation district portion of the PUD for properties located at Parcel Numbers 2800170460000 and 1100120020030.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

Cody Hatten

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission
06/02/2026

PLANNING COMMISSION MEETING MINUTES
June 2, 2026 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: Chad Wolniewicz, Robert Stillion, Bret Ingle, Matt Fisher, Victor Muchiri, Michael Nickoson and Cody Hatten.

CITY ADMINISTRATION PRESENT: *Planning Officer* Jeff Beard and *Planner I* Katherine Rolnicki.

ADDITIONAL PERSONS PRESENT: Jeff C., Jeffrey Miller, Dennis Earl, Robert Anderton, Kevin Kershner, Helen Tabor, Carmine Russo, Ed Mickelson and Adam Parker.

APPROVAL OF MINUTES: Commissioner Wolniewicz moved to approve the April 7, 2026 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may 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.

NEW BUSINESS:

1. **To hear an Application for a Preliminary Plat for a +/- 101.76 acre residential development, Trails at Weaver Ridge, located at Parcel Numbers 2900300590010 in the Trails at Weaver Ridge Planned Unit Development:** Kevin Kershner of Kimley-Horn, representing the applicant, spoke to the application as it was provided in the meeting packet. He said they agree with all staff comments.

   Commissioner Comments: Chairman Nickoson asked for confirmation that the applicant agreed to the landscaping changes recommended by City Staff. Planning Officer Beard said yes, that is correct.

   Citizen Comments: Jeffrey Miller said he lives in the cut out that faces Weaver Road. He said he is concerned regarding how his property is severely impacted by this development because this development will occur along three sides of his property. He said he feels like he has missed opportunities to voice his concerns regarding this development. He said his neighbor informed him that he has been receiving letters regarding this, and Mr. Miller said he has not received any letters. He said he is concerned about the lights from the traffic entering and exiting the development, along with the

noise. He said he hopes that additional efforts can be made to mitigate that impact. There are four homes that will be near his property and this will be a big change for his family, changing the joy that they get from their property currently.

Response to Citizen Comments: Chairman Nickoson said there have been many changes to this project since it was first presented, with a major change being that there is now a boulevard entrance. Before, there were houses along the boulevard. Mr. Kershner said there have been multiple public meetings regarding this project and safety along Weaver Road has been a key aspect of the discussions. He said there is a 40 to 50 foot buffer from the boulevard to Mr. Miller's property. Regarding the homes to the west, he said they worked with City Staff to make sure those lots are larger, and there is an additional 20 to 30 feet of green space from the property line of the new houses to Mr. Miller's property line. There was discussion regarding the public meeting notice signs placed on the property, and Planning Officer Beard explained that the County Auditor's website lists Mr. Miller's address as the same address as this development. Additionally, he said that letters that were sent were likely sent to the previous property owner due to the timing of when Mr. Miller purchased the property. He said he wished this development would have been disclosed to Mr. Miller by the seller when he purchased the property. Commissioner Fisher asked that the landscaping for the development be further explained to Mr. Miller, which Mr. Kershner did as it was outlined in the meeting packet.

Commissioner Stillion moved to approve the preliminary plat with the conditions of applicant working with City Staff regarding landscaping along Mr. Miller's property and mounding to capture headlights, and the question put, stood:

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

Vote 7-0; Motion carried.

Next step: The applicant will begin final engineering. Once approved, the applicant will submit Final Plats.

DISCUSSION ITEMS: Vision Plan Presentation and Discussion: Ed Mickelson and Carmine Russo reviewed a presentation as shown in Exhibit A. Commissioner Muchiri asked what the priorities are regarding the 12 initiatives that were shared in the presentation. Mr. Mickelson said that City leadership is now in transition, and it will be important to work with the new City Manager to make those determinations. Overall, some priorities will be easier to achieve than others. He spoke to connectivity examples, and the potential of creating larger multi-use paths on one side of a roadway as a way to enhance the City's trail systems, instead of having smaller sidewalks on both sides of the road. Mr. Russo spoke to improvements along 5th Street to clean up trees, sidewalks and to enhance connectivity for the future. Overall, Mr. Russo and Mr. Mickelson explained that is it important to have zoning, design standards, and visions for various properties in place, so that when the opportunity for redevelopment occurs, the City is conveying what is desired, versus a developer making those decisions. Examples included the Hometown Auto site, Marysville Steel and the Bark Park area. Commissioner Muchiri said there is only so much that the City can do, and asked how to take the next step with public and private partnerships. Mr. Mickelson said that Bruce Daniels has been a major contributor to the City in terms of private partnerships. We don't know who other contributors might be yet. Mr. Russo said he is working with City Staff to develop a condensed and targeted version of the Vision Plan to be shared with key stakeholders in the community, such as Memorial Health. They can then use the targeted version for their planning purposes and share it with their stakeholders. Mr. Mickelson said community engagement through volunteer groups is also important, and spoke to the work of Main Street Marysville, the traffic boxes art projects and how the Oakdale Cemetery is on the National Register, and is now certified as an arboretum. As an example, he said it would be great if

the Cemetery had an organization established, such as a “friends of the cemetery” group. The development and engagement of community groups can help make aspects of the Vision Plan come to life as well. The Planning Commission Members thanked Mr. Russo and Mr. Mickelson for their time.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that during the May 13th Design Review Board Meeting, two Home Improvement Reimbursement Grant applications were approved and there were four additional new business items that were approved, some with conditions.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Hatten said he is excited to see how the Vision Plan will take shape Marysville.

ADJOURN: There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:40 p.m.

NEW BUSINESS

Application 1

Trotters Gate Subarea C
Preliminary Plat

July 7, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Preliminary Plat – Marysville North Subarea C

PRELIMINARY PLAT

To hear an Application for a Preliminary Plat for a +/- 44.49 acre residential development, Trotters Gate Subarea C, located at Parcel Numbers 2900090020020, 2900090021000, and 2900090020010 as part of the Marysville North Planned Unit Development.

Applicant: Nick Stauffenger
Kimley-Horn
7965 N High St. Suite 200
Columbus, OH 43235

Owner: Schottenstein Homes LLC.
140 Mill St. Suite A
Gahanna, OH 43230

PROJECT HISTORY

The applicant is proposing a mix of single-family (detached) front loaded, single-family (detached) rear loaded and townhomes rear loaded as part of a residential development and associated landscaping. The project is part of the Marysville North Planned Unit Development which was approved by City Council in March 2025. The applicant then submitted an exterior/landscape plan application to the Design Review Board, and it was approved on May 13, 2026.

LOCATION

The property is located at Parcels 2900090020020, 2900090021000, and 2900090020010. The property is zoned as Planned Unit Development (PUD).

Surrounding property zoning districts include:
North: Single Family Residential (SRD)
South: Planned Unit Development (PUD)
East: Planned Unit Development (PUD)
West: State Rte 31 and Suburban Residential (SRD)

AERIAL



ENGINEERING STAFF ANALYSIS

Response to comments are in red below:

1. State Route 31 Right-of-Way Dedication
    a. Right-of-way dedication along State Route 31 will be required during the Engineering Approval Process. All work associated with the right-of-way dedication is the responsibility of the applicant. Final right-of-way dedication widths will be determined during the Engineering review process but the following are anticipated:
        i. North of Roundabout
            1. 50’ from centerline / 100’ total right-of-way
        ii. South of Roundabout
            1. 60’ from centerline / 120’ total right-of-way

✓ a. Acknowledged, Final right-of-way dedication widths will be determined during the engineering review process.

2. Internal Roadway Network Right-of-Way and Cross-Section Widths:
    a. Lawrence Lane (SR-31 Roundabout to Don Drive):
        i. The right-of-way width shall be seventy (70) feet.
        ii. The maximum travel lane width shall be eleven (11) feet.
        iii. Engineering staff recommends extending the splitter island at the roundabout to the intersection with Don Drive to create a Boulevard Section for the entry of this development

✓ a. Acknowledged. The right of way width has been revised to 70 feet. The maximum lane width is eleven (11) feet. The splitter island has been extend approximately 150 feet.

    b. Lawrence Lane (Don Drive to end):
        i. The right-of-way width shall be sixty (60) feet.
        ii. The maximum travel lane width shall be eleven (11) feet, with a striped eight (8) foot parking lane on one side of the street where applicable.

✓ a. Acknowledged. The right-of-way witch is sixty feet. The maximum lane width is eleven feet with a striped eight foot parking lane on the north side.

3. Roadway
    a. The applicant shall continue to work with the Engineering Department on an approved Traffic Impact Study for the Marysville North Development. The applicant will be responsible for making all recommended roadway improvements as shown in the final approved traffic impact study. Any utility relocation work/coordination associated with these roadway improvements is the responsibility of the applicant.

✓ a. Acknowledged.

    b. All public roadway improvements throughout the Marysville North Development will be reviewed and approved during the Engineering review process.

✓ a. Acknowledged.

    c. Traffic calming measures must be incorporated into the roadway design. Examples include curb bump-outs to shorten crosswalk distances and protect on-street parking, narrowed lane striping, high-visibility pedestrian crossings, and rectangular rapid flash beacons (RRFBs) at high-use pedestrian crosswalks.

✓ a. Acknowledged.

4. Utilities
    a. The final utility design and alignment (water, sanitary, and storm) and associated easements will be coordinated with City staff during the engineering review process.

✓ a. Acknowledged.

    b. Any required utility extensions, upgrades, or easements are the responsibility of the developer. Coordination regarding these requirements will occur during the engineering review process. The following utility enhancements are anticipated at this time:
        i. Waterline Upgrades and Extensions: 8" waterlines must be extended from the existing lines on Trotters Gate Drive/Crimson Glory Lane, Don Drive, Hubbard Road and SR-31 throughout the development to establish a complete loop.
        ii. Sanitary Sewer Capacity Analysis: An analysis must be conducted to determine the potential tributary expansion area, which will dictate the depth and size of the proposed sanitary sewers within the Marysville North Sub Area C development.

✓ a. Acknowledged.

    c. All storm sewers located within rear yards will be privately owned and maintained.

✓ a. Acknowledged.

5. Connectivity
    a. Please provide a Site Connectivity Plan showing the proposed pedestrian facilities. Include a legend to accurately show where sidewalks and shared-use paths are being proposed. This will be reviewed and approved as part of the final engineering approval.

✓ a. Acknowledged.

    b. Per the approved Planned Unit Development, a 10' wide Multi-Purpose trail will be constructed along the unloaded roadways and around the Ohio Pond. An access connector, multipurpose trail, will be installed from the Ohio Pond to the east/west greenway to connect residents in Subarea C to the park system and community center.

✓ a. Acknowledged.

    c. Per the approved Planned Unit Development, a 10' wide Multi-Purpose trail will be required along State Route 31.

✓ a. Acknowledged. Multi-purpose trail has been added.

6. Miscellaneous
    a. All current City of Marysville standard drawings shall be utilized throughout the development.

✓ a. Acknowledged.

b. All required Ohio EPA Permits (i.e. NOI and PTI) must be obtained prior to the commencement of construction.

✓ a. Acknowledged.

c. Any utility relocation work/coordination associated with these improvements is the responsibility of the applicant.

✓ a. Acknowledged.

d. Consider the use of native plants in newly created community open space design with nature education and awareness as an amenity.

✓ a. Acknowledged.

PLANNING f i ZONING STAFF ANALYSIS

A. Site Plan

Acres: 44.49 acres which includes Common Open Space with the Ohio Pond
Units: 82 Single Family Front Loaded
52 Single Family Rear Loaded
53 Townhomes
187 Total Units
Density: 4.20 Units per Acre

The applicant has provided a 8' multi-use path along State Route 31 and a 10' multi-use path throughout the development with 5' sidewalks on both sides of the streets.
The applicant shall provide a 10' multi-use path along State Route 31.

The applicant has provided a color-coded lot variability exhibit on Sheet number 16.

B. Landscape

General Landscaping Comments:
Per the Urban Forester, general recommendations for species and variety selections that are listed in the plant schedule on page L3.01:

1. *Substitute Acer rubrum 'Franksred' for Acer rubrum 'Frank Jr' due to better high pH tolerance.*
2. *Substitute Quercus rubrum for Quercus schumardii again due to better tolerance to alkaline soils.*
3. *Abies concolor, Picea glauca, and Picea omorika may struggle long term in urban soils; incorporating Juniperus virginiana and Arborvitae 'Green Giant' as substitutes is recommended.*

Plant labeling or identification keys have not been provided. During final engineering reviews, refined landscape plans must identify species and variety locations (labels/keys) for review and approval of site suitability.

Section 1125.04(b)(4) - Major Tree Preservation.

The applicant has provided a major tree preservation plan on Exhibit L0.03.
Per the Urban Forester, please update the Tree Preservation Plan (L0.03) to explicitly detail the tree protection measures required before any site work begins. The plan must show physical Tree Protection Fencing placed at the edge of the true Critical Root Zone (CRZ), defined as 1 foot of radius for every 1 inch of trunk DBH. Also add a note indicating that no grading, construction staging, or heavy equipment traffic is permitted within this boundary, and that all fencing must be installed before any clearing equipment arrives on site.

C. **Open Space**

The applicant has provided an open space plan on Exhibit L0.02 showing 15.05 Acres of open space without including the ponds.

Staff recommends that the applicant explore the option of providing additional trees throughout the northern open space especially along the path to provide additional shade on the path while also providing additional screening to the adjacent residential development. The applicant may reallocate some of the trees proposed to be included in the central Open Space location to the northern open space along the trail. The applicant may incorporate evergreen trees to provide screening for the development to the north.

D. **Signage**

The applicant has provided signage details on Exhibit L4.05 and meets the requirements per the PUD.

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:
Response to comments are in red below:

1. All engineering comments on the staff report shall be met.
   a. Comments to be met in final engineering.
2. The applicant shall provide a 10' multi-use path along State Route 31.
   a. 10' multi use path along State Route 31 has been provided.
3. Per the Urban Forester, general recommendations for species and variety selections that are listed in the plant schedule on page L3.01:
   a. Substitute Acer rubrum 'Franksred' for Acer rubrum 'Frank Jr' due to better high pH tolerance.
   b. Substitute Quercus rubrum for Quercus schumardii again due to better tolerance to alkaline soils.
   c. Abies concolor, Picea glauca, and Picea omorika may struggle long term in urban soils; incorporating Juniperus virginiana and Arborvitae 'Green Giant' as substitutes is recommended.
4. Plant labeling or identification keys have not been provided. During final engineering reviews, refined landscape plans must identify species and variety locations (labels/keys) for review and approval of site suitability.
5. Per the Urban Forester, please update the Tree Preservation Plan (L0.03) to explicitly detail the tree protection measures required before any site work begins. The plan must show physical Tree Protection Fencing placed at the edge of the true Critical Root Zone (CRZ), defined as 1 foot of radius for every 1 inch of trunk DBH. Also add a note indicating that no grading, construction staging, or heavy equipment traffic is permitted within this boundary, and that all fencing must be installed before any clearing equipment arrives on site.
6. Staff recommends that the applicant explore the option of providing additional trees throughout the northern open space especially along the path to provide additional shade on the path while also providing additional screening to the adjacent residential development. The applicant may reallocate some of the trees proposed to be included in the central Open Space location to the northern open space along the trail. The applicant may incorporate evergreen trees to provide screening for the development to the north.

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.

EDGE
landscape architecture,
urban design & planning

Jeff Beard
209 S. Main St.
Marysville, Ohio 43040
June 30, 2026

Preliminary Plat Staff Report Comments Response – Marysville North

Staff Comments

1. All engineering comments on the staff report shall be met.
   a. *Applicant agrees*

2. The applicant shall provide a 10' multi-use path along State Route 31.
   a. *Applicant will provide*

3. Per the Urban Forester, general recommendations for species and variety selections that are listed in the plant schedule on page L3.01:
   a. Substitute Acer rubrum 'Franksred' for Acer rubrum 'Frank Jr' due to better high pH tolerance.
      i *Substitution made, see sheet L3.01*
   b. Substitute Quercus rubrum for Quercus schumardii again due to better tolerance to alkaline soils.
      i *Substitution made, see sheet L3.01*
   c. Abies concolor, Picea glauca, and Picea omorika may struggle long term in urban soils; incorporating Juniperus virginiana and Arborvitae 'Green Giant' as substitutes is recommended.
      i *Substitution made, see sheet L3.01*

4. Plant labeling or identification keys have not been provided. During final engineering reviews, refined landscape plans must identify species and variety locations (labels/keys) for review and approval of site suitability.
   a. *These details will be provided during final reviews.*

5. Per the Urban Forester, please update the Tree Preservation Plan (L0.03) to explicitly detail the tree protection measures required before any site work begins. The plan must show physical Tree Protection Fencing placed at the edge of the true Critical Root Zone (CRZ), defined as 1 foot of radius for every 1 inch of trunk DBH. Also add a note indicating that no grading, construction staging, or heavy equipment traffic is permitted within this boundary, and that all fencing must be installed before any clearing equipment arrives on site.
   a. *The Tree Preservation Plan has been updated to include the required tree protection notes and construction restrictions within protected tree areas. Exact Tree Protection Fence locations will be provided with final engineering design.*
   b. *The applicant is providing tree plantings above minimum requirements in the central park area as well as the northern greenway to mitigate any potential tree loss outside of the areas permitted by the approved development text.*
   c. *See attached for referenced approved development text and approved tree removal exhibit.*

6. Staff recommends that the applicant explore the option of providing additional trees throughout the northern open space especially along the path to provide additional shade on the path while also providing additional screening to the adjacent residential development. The applicant may reallocate some of the trees proposed to be included in the central Open Space location to the

northern open space along the trail. The applicant may incorporate evergreen trees to provide screening for the development to the north.

X a. *Additional plantings have been provided along the northern public greenway to provide additional shade. Landscape screening has been provided to create privacy for highly visible lots, see sheet L1.01*

Staff appreciates the additional trees proposed, but thinks that additonal evergreens can be utiliized to screen the houses and additional deciduous trees could help provide shade for the multi-use path.

Sheet List Table	
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1	TITLE SHEET
2	TYPICAL SECTIONS
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5	SITE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	STREET PROFILES
9	STREET PROFILES
10	STREET PROFILES
11	STREET PROFILES
12	ALLEY PROFILES
13	ALLEY PROFILES
14	PRE-DEVELOPMENT TRIBUTARY MAP
15	EROSION & SEDIMENT CONTROL PLAN
16	LOT WIDTH VARIABILITY PLAN
17	PROJECT PHASING PLAN

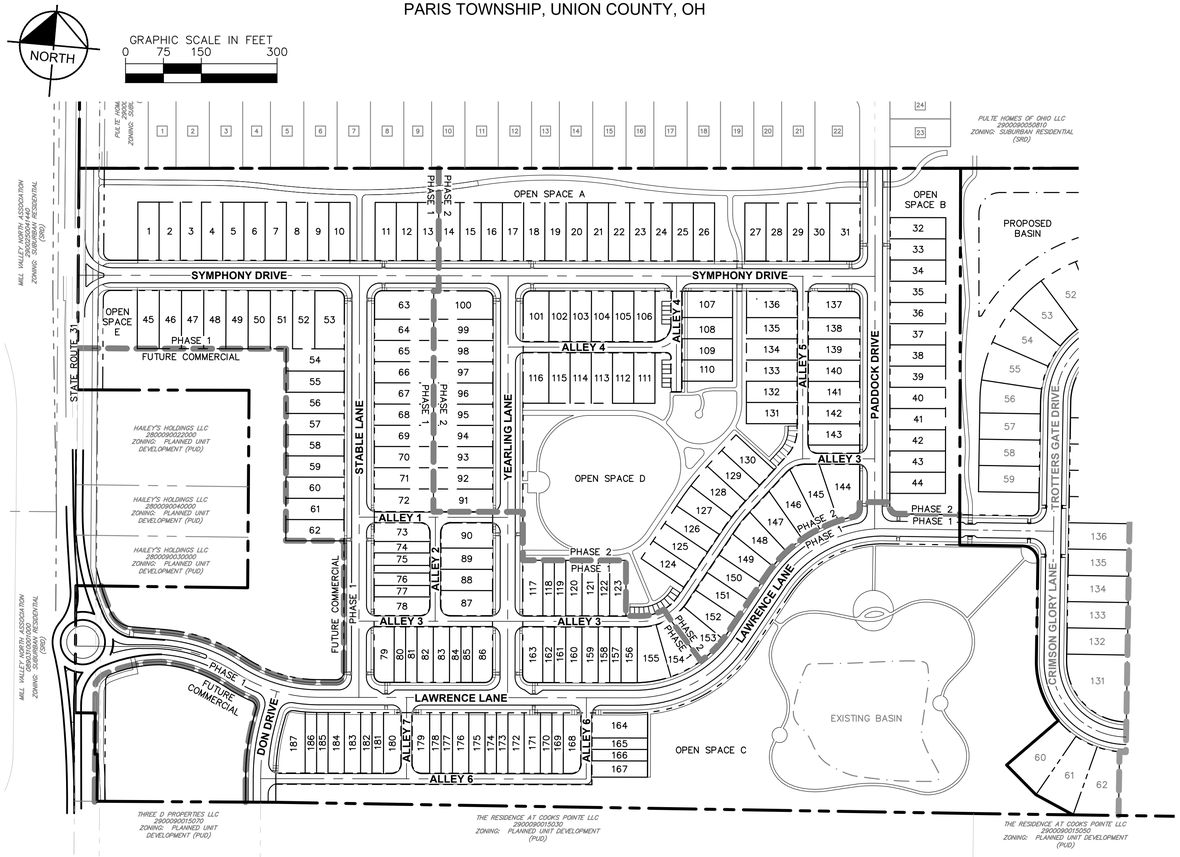
PRELIMINARY PLAT

FOR

MARYSVILLE NORTH

VIRGINIA MILITARY SURVEY NO. 5392
PARIS TOWNSHIP, UNION COUNTY, OH





PROJECT PHASING

PHASE 1: 97 LOTS
PHASE 2: 90 LOTS

* SEE SHEET 17 FOR PROJECT PHASING PLAN

REFERENCES

1. EXISTING BASE MAP INFORMATION OBTAINED FROM FIELD SURVEY. DATED DECEMBER 2025.
2. EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY. DATED DECEMBER 2025

FLOODPLAIN

ALL OF THE MARYSVILLE NORTH DEVELOPMENT IS IN THE FLOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBERS 39159C0263E EFFECTIVE DATE 9/21/2023

UTILITY COMPANIES

ELECTRIC:
UNION RURAL ELECTRIC
15461 U.S. HIGHWAY 36
MARYSVILLE, OH 43040
(937) 642-1826

PHONE:
FRONTIER
19 E. CENTRAL AVE. #1944
DELAWARE, OH 43015
(740) 383-0686

FIBER OPTIC:
WIDE OPEN WEST
3765 CORPORATE DR.
COLUMBUS, OH 43231
(614) 948-4653

CABLE: CHARTER SPECTRUM
3760 INTERCHANGE DR.
COLUMBUS, OH 43204
(614) 255-6349

WATER:
CITY OF MARYSVILLE
209 SOUTH MAIN ST.
MARYSVILLE, OH 43040
(937) 645-7358

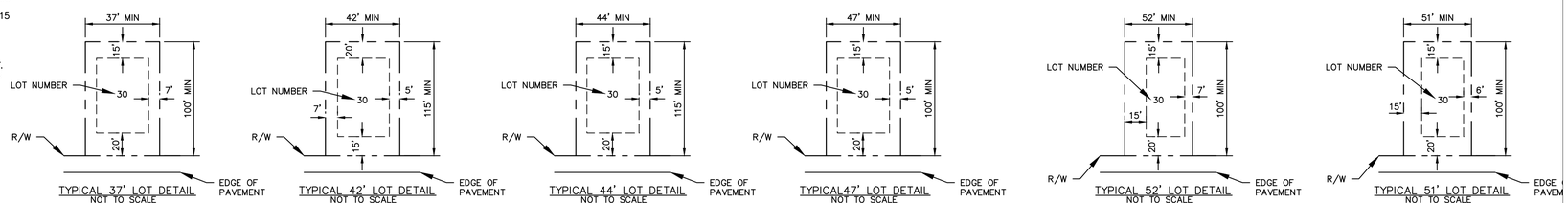
ELECRIC:
AES OHIO
PO BOX 1247

FIBER OPTIC:
FIBER FARMS
484 EAST MIAMI ST.
DEGRAFF, OH 43318
(918) 295-7156

FIBER OPTIC:
ZAYO FIBER SOLUTIONS
4199 KINDROSS LAKES PKWY.
SUITE 10
RICHFIELD, OH 44286
(918) 295-7156

GAS:
COLUMBIA GAS OF OHIO
1600 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-1057

LIGHTING & SIGNIAL:
ODOT, DISTRICT 6
400 EAST WILLIAM ST.
DELAWARE, OH 43015
(740) 815-6015



VARIANCE TABLE				
NO.	DESIGN SECTION	VARIANCE REQUEST	APPROVAL	DATE
1				
2				

PROPERTY OWNERS

SCHOTTENSTEIN HOMES
140 MILL STREET, SUITE A
GAHANNA, OH 43230

OWNER/DEVELOPER

SCHOTTENSTEIN HOMES
140 MILL STREET, SUITE A
GAHANNA, OH 43230
TEL: (614) 785-0015
CONTACT: STEVE SCHOTTENSTEIN

CIVIL ENGINEER

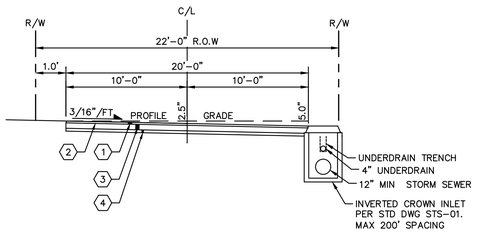
KIMLEY-HORN AND ASSOCIATES, INC
7965 NORTH HIGH ST, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 454-6699
CONTACT: NICK STAUFFENGER

SURVEYOR

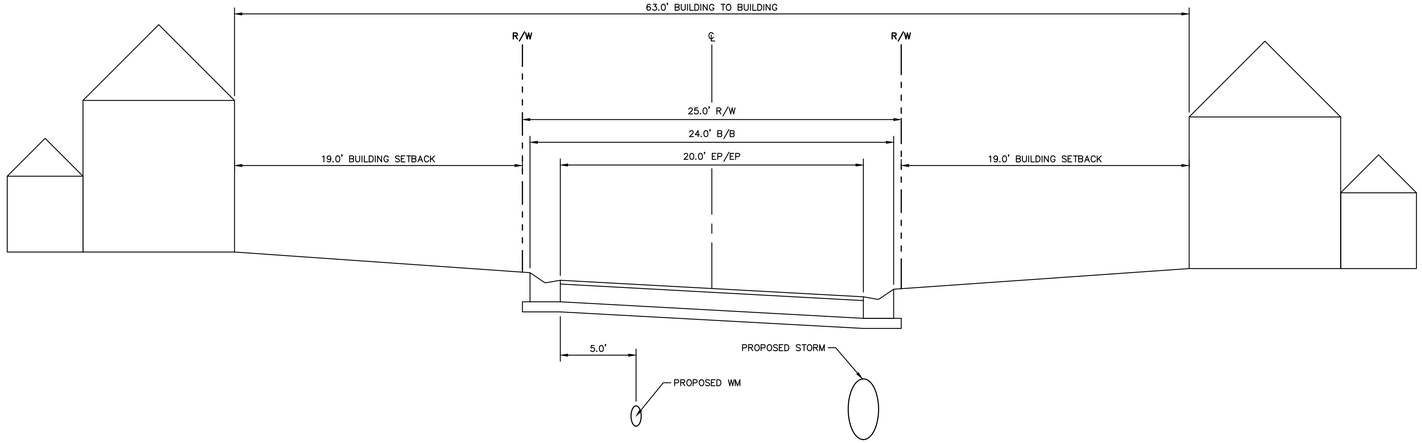
CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
TEL: (330) 324-3343
CONTACTS: ALEX BENSON

REGISTERED ENGINEER

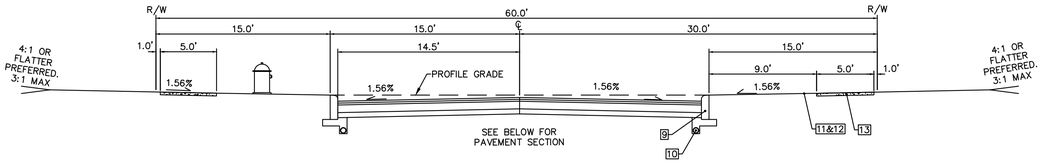
Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Title Sheet.dwg TITLE SHEET Jun 30, 2026 7:26am by: nick.stauffenger
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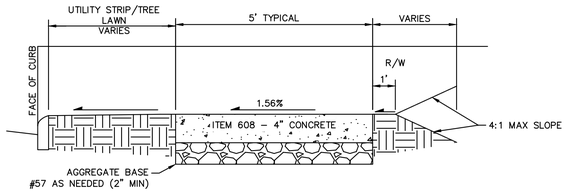
ALLEY TYPICAL SECTION
NOT TO SCALE



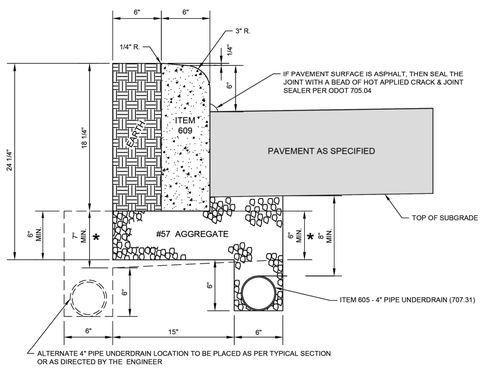
TYPICAL ALLEY DETAIL
NOT TO SCALE



TYPICAL 29' F/F SECTION 60' R/W
NOT TO SCALE

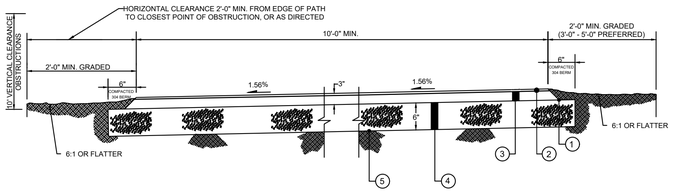


TYPICAL SIDEWALK SECTION (MARYSVILLE STR-01)
NOT TO SCALE

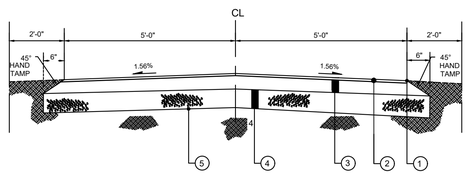


TYPICAL TYPE 6-18" STRAIGHT CURB (MARYSVILLE STR-06)
NOT TO SCALE

* CURB AGGREGATE COURSE–WHERE THE ROADWAY PAVEMENT HAS AGGREGATE BASE, MATCH THE BOTTOM OF THE CURB AGGREGATE COURSE TO THE TOP OF SUBGRADE. ENSURE ROADWAY SUB BASE MEETS UNDERDRAIN AGGREGATE.

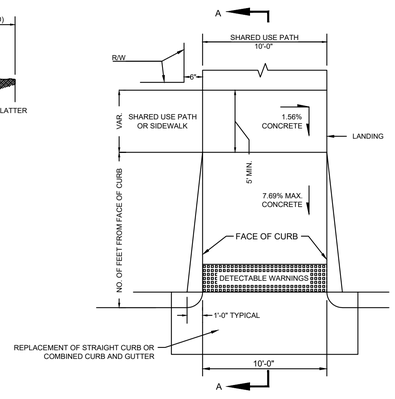


TYPICAL SECTION
(NON-CROWN)



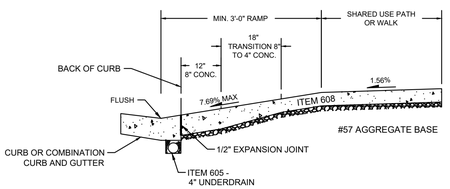
TYPICAL SECTION
(CROWN)

1. ANGLE HAND TAMP AT 45°
2. ITEM 441 - 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22
3. ITEM 301 - 3" ASPHALT CONCRETE BASE (ONE 3" LIFT)
4. ITEM 304 - 6" AGGREGATE BASE
5. ITEM 204 - SUBGRADE COMPACTION



RAMP

SHARED USE PATH PAVEMENT DETAIL (MARYSVILLE STR-03)
NOT TO SCALE



SECTION A-A

NOTES:

1. RAMPS SHALL BE ADA COMPLIANT: SEE STANDARD DRAWINGS STR-16 / STR-01.
2. EXISTING CURB OR COMBINATION CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS REQUIRED FOR INSTALLATION OF RAMP. INSTALL EXPANSION JOINT AT BACK OF CURB. REFERENCE STANDARD DRAWINGS STR-05 / STR-06.
3. FOR REPLACEMENT WORK, THE CURB OR CURB/GUTTER SHALL BE REMOVED TO AN EXISTING JOINT OR NO CLOSER THAN 5 FT. FROM AN EXISTING JOINT. WHEN LESS THAN 5 FT. OF A CURB SECTION REMAINS AFTER THE CURB CUT IS LOCATED, IT ALSO SHALL BE REMOVED AND REPLACED. CURB SHALL BE CONSTRUCTED IN MIN. 5 FT. SECTIONS & MAX. 10 FT. SECTIONS.
4. FILLS, IF REQUIRED, SHALL BE #57 AGGREGATE BASE.
5. RAMP SHALL BE CONSTRUCTED PER ITEM 608.
6. EXPANSION JOINTS SHALL BE PLACED TO FORM UTILITY STRIPS WHERE REQUIRED AND WHEREVER NEW CONCRETE TOUCHES EXISTING CONSTRUCTION.

PAVEMENT LEGEND

	LOCAL
1. MARYSVILLE ITEM 1540 – ASPHALT REJUVENATING AGENT (RECLAIMITE)	
2. ITEM 441 – ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (448) PG 70–22	1.5"
3. ITEM 441 – ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448) PG 64–22	1.5"
4. ITEM 407 – NON–TRACKING TACK COAT PER 407.06	PER 407.06
5. ITEM 301 – ASPHALT CONCRETE BASE, PG64–22	4"
6. ITEM 304 – AGGREGATE BASE	4"
7. ITEM 305 – PORTLAND CEMENT CONCRETE BASE, RCC	6"
8. ITEM 204 – COMPACTED SUBGRADE	
9. ITEM 609 – TYPE 6 18" STRAIGHT CURB (PER MARYSVILLE STR–06)	
10. ITEM 605 – 4" PIPE UNDERDRAIN	
11. ITEM 659 – SEEDING AND MULCHING	
12. ITEM 653 – 3" TOPSOIL	
13. ITEM 608 – 4" CONCRETE WALK (MARYSVILLE STR–01)	

No.	REVISIONS	DATE	BY

Kimley»Horn
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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-540-6669
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: NSS | DRAWN BY: JDW | CHECKED BY: MCR

TYPICAL SECTIONS

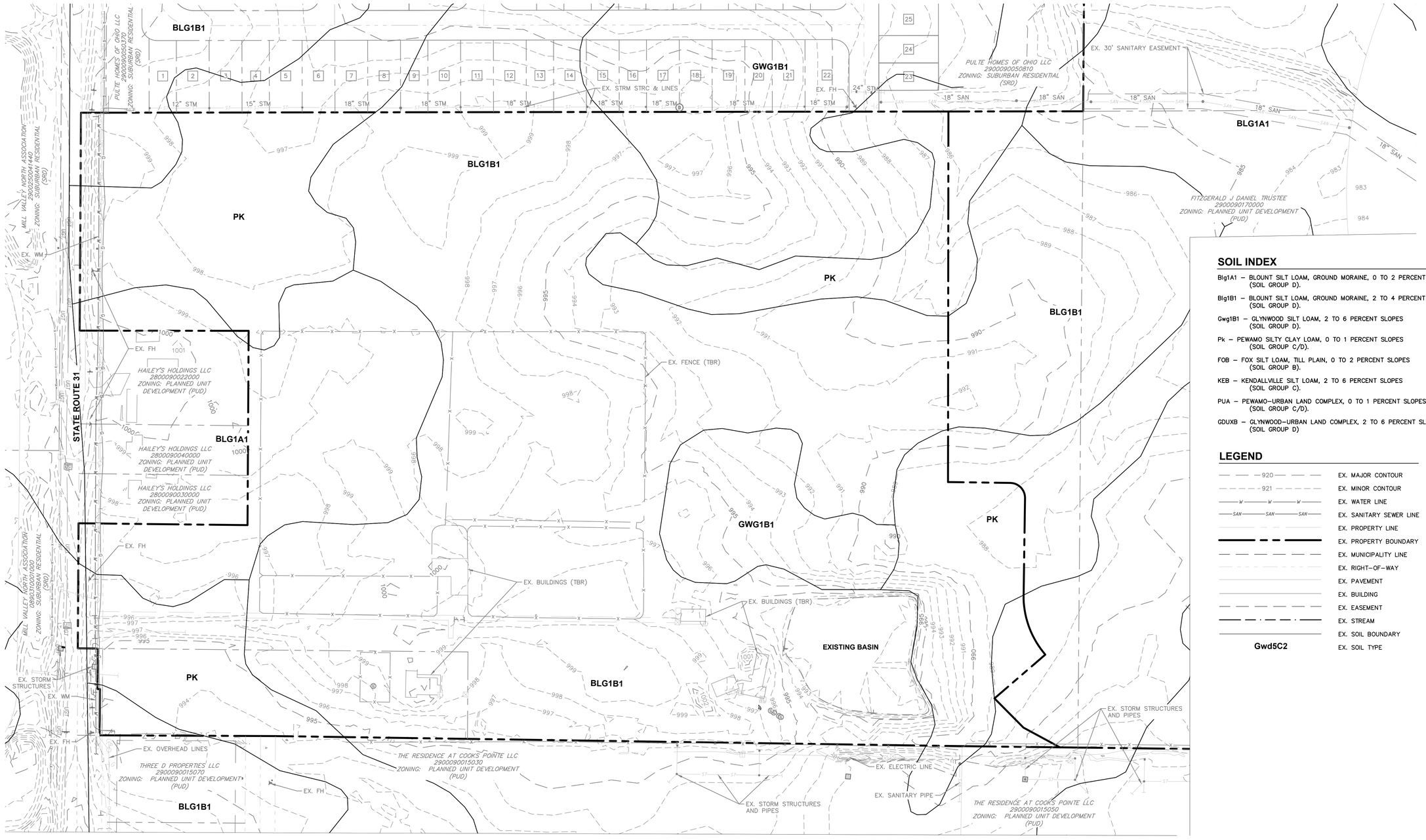
PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
6/30/2026

KHA PROJECT NO.
190169004

SHEET NUMBER
2
OF 19

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Typical Sections.dwg TYPICAL SECTIONS Jun 30, 2026 7:26am by nick.stauffenger
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SOIL INDEX

Blg1A1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES (SOIL GROUP D).

Blg1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (SOIL GROUP D).

Gwg1B1 – GLYNWOOD SILT LOAM, 2 TO 6 PERCENT SLOPES (SOIL GROUP D).

Pk – PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D).

FOB – FOX SILT LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES (SOIL GROUP B).

KEB – KENDALLVILLE SILT LOAM, 2 TO 6 PERCENT SLOPES (SOIL GROUP C).

PUA – PEWAMO–URBAN LAND COMPLEX, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D).

GDUXB – GLYNWOOD–URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES (SOIL GROUP D)

LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. PROPERTY LINE
- EX. PROPERTY BOUNDARY
- EX. MUNICIPALITY LINE
- EX. RIGHT–OF–WAY
- EX. PAVEMENT
- EX. BUILDING
- EX. EASEMENT
- EX. STREAM
- EX. SOIL BOUNDARY
- Gwd5C2 EX. SOIL TYPE

EXISTING PARCEL INFORMATION

1 ANDERSON LANCE
355 SPELT ST
MARYSVILLE, OH 43040
2900090050020
0.15 AC
ZONING: SRD

2 CLARK SCOTT R &
KAYLEY M SEVERANCE
345 SPELT ST
MARYSVILLE, OH 43040
2900090050030
0.21 AC
ZONING: SRD

3 KERNIZAN GUECHELINE &
WEEDLY SAINT FLEUR
335 SPELT ST
MARYSVILLE, OH 43040
2900090050040
0.21 AC
ZONING: SRD

4 SHAKRAM SUMITH KUMAR
RAIKODKAR & SHWETHA
SUMITH RAIKODKAR
325 SPELT ST
MARYSVILLE, OH 43040
2900090050050
0.18 AC
ZONING: SRD

5 NATTI MURALI KANTH &
MALLIKA SANGANA
315 SPELT ST
MARYSVILLE, OH 43040
2900090050060
0.21 AC
ZONING: SRD

6 COLMENARES CARLOS L
ALVARADO & HEYMAR
CAROLINA OLIVAREZ
305 SPELT ST
MARYSVILLE, OH 43040
2900090050070
0.21 AC
ZONING: SRD

7 MURUGESAN CHANDRAMOULI
& SHALINI CHANDRAMOULI
295 SPELT ST
MARYSVILLE, OH 43040
2900090050080
0.21 AC
ZONING: SRD

8 GARLA REDDY PRASANNA
KUMAR BALARAMAIAH &
DIVYA
285 SPELT ST
MARYSVILLE, OH 43040
2900090050090
0.21 AC
ZONING: SRD

9 KUMAR VINIT & NEEMA
CHOUDHARY
275 SPELT ST
MARYSVILLE, OH 43040
2900090050390
0.18 AC
ZONING: SRD

10 RUSSELL RYAN & TARA
265 SPELT ST
MARYSVILLE, OH 43040
2900090050400
0.21 AC
ZONING: SRD

11 BASS SHANE & BRITNEY
MICKENS
255 SPELT ST
MARYSVILLE, OH 43040
2900090050410
0.21 AC
ZONING: SRD

12 KALAISELVAN ARUNMOZHI
& SURPAJA SENTHURUVEL
245 SPELT ST
MARYSVILLE, OH 43040
2900090050420
0.21 AC
ZONING: SRD

13 EKPE CHARLES M &
ADELINE MBOMNDA SIMO
235 SPELT ST
MARYSVILLE, OH 43040
2900090050430
0.18 AC
ZONING: SRD

14 CHANG CHIA HAN & TZU
CHIEH TANG
225 SPELT ST
MARYSVILLE, OH 43040
2900090050440
0.21 AC
ZONING: SRD

15 LEKHA VINAY CHAND
VIJAYACHANDRAN & ARTHI
RAJASEKARAN
205 SPELT ST
MARYSVILLE, OH 43040
2900090050450
0.21 AC
ZONING: SRD

16 BHIRUD GAJENDRA ASHOK
& DHANASHRI GAJENDRA
195 SPELT ST
MARYSVILLE, OH 43040
2900090050460
0.18 AC
ZONING: SRD

17 SOBERS RENEE & IAN M
DIXON
185 SPELT ST
MARYSVILLE, OH 43040
2900090050470
0.21 AC
ZONING: SRD

18 SHANMUGAM LOGANAND &
ASHWINI LOGANAND
175 SPELT ST
MARYSVILLE, OH 43040
2900090050480
0.21 AC
ZONING: SRD

19 KHACHANE BHIMRAJ
BALIRAM & BHAVANA
165 SPELT ST
MARYSVILLE, OH 43040
2900090050490
0.21 AC
ZONING: SRD

20 KETCHAM RICHARD D JR
& CAROLYN A
155 SPELT ST
MARYSVILLE, OH 43040
2900090050500
0.18 AC
ZONING: SRD

21 KALAVADIYA HITESHKUMAR
& HIRALBEN
145 SPELT ST
MARYSVILLE, OH 43040
2900090050510
0.21 AC
ZONING: SRD

22 QUEEN KELLY A &
JAMES M
135 SPELT ST
MARYSVILLE, OH 43040
2900090050520
0.29 AC
ZONING: SRD

23 BARNETT MARK A &
ANNIE L
2160 HUBBARD RD
MARYSVILLE, OH 43040
2900090050820
0.15 AC
ZONING: SRD

24 MOHNEY GEORE W & VERA
BESLIN
2170 HUBBARD RD
MARYSVILLE, OH 43040
2900090050830
0.15 AC
ZONING: SRD

25 FALK ANTHONY ROBERT &
CAITLIN CHESNUT
2180 HUBBARD RD
MARYSVILLE, OH 43040
2900090050840
0.18 AC
ZONING: SRD

No.	REVISIONS	DATE	BY

Kimley»Horn

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COLUMBUS, OH 43235
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SCALE: AS NOTED | DESIGNED BY: NSS | DRAWN BY: JDW | CHECKED BY: MCR

EXISTING CONDITIONS PLAN

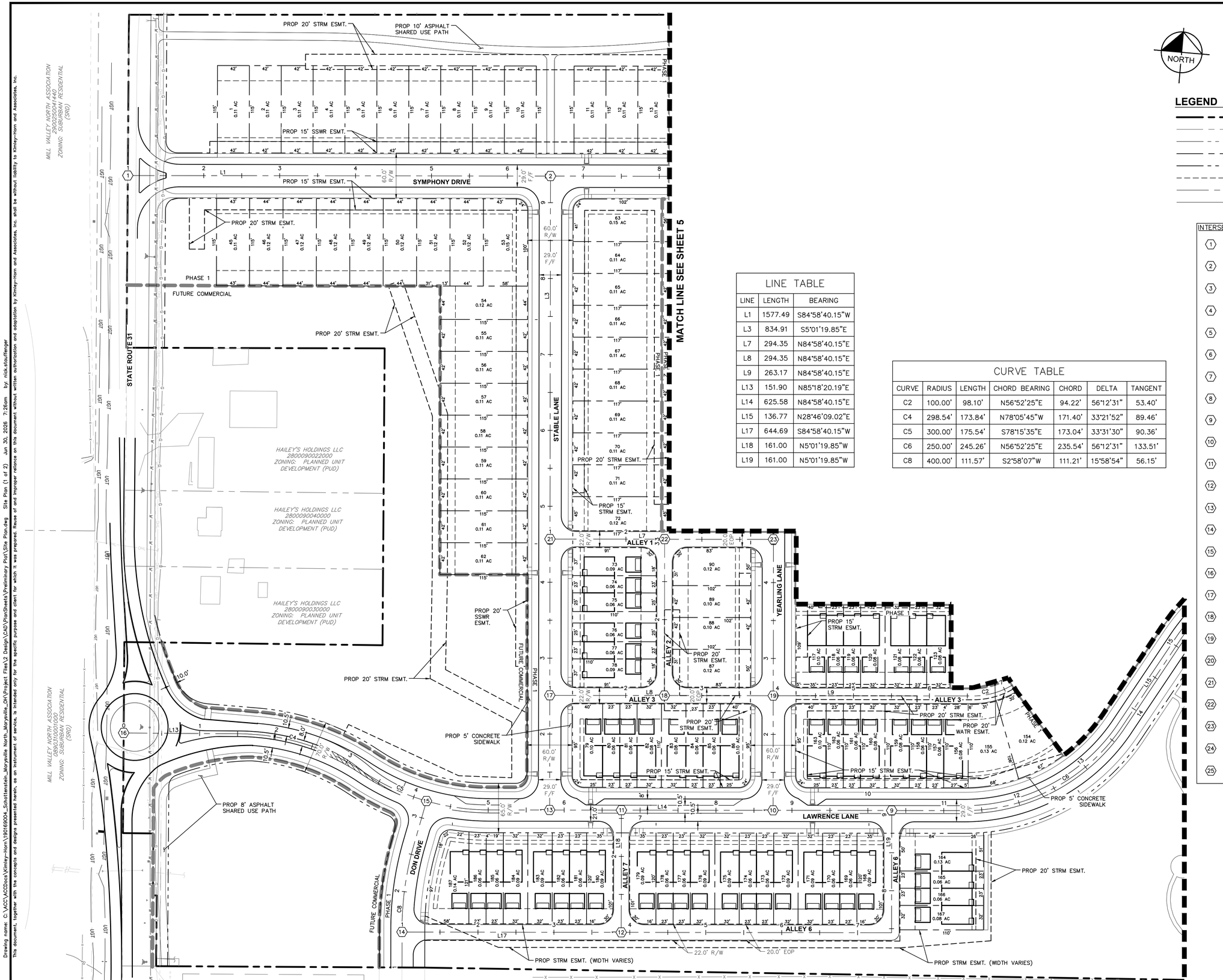
PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 6/30/2026

KHA PROJECT NO. 190169004

SHEET NUMBER
3
OF 19

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Existing Conditions Plan.dwg EXISTING CONDITIONS PLAN Jun 30, 2025 7:26am by nick.stoufferger
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LINE TABLE		
LINE	LENGTH	BEARING
L1	1577.49	S84°58'40.15"W
L3	834.91	S5°01'19.85"E
L7	294.35	N84°58'40.15"E
L8	294.35	N84°58'40.15"E
L9	263.17	N84°58'40.15"E
L13	151.90	N85°18'20.19"E
L14	625.58	N84°58'40.15"E
L15	136.77	N28°46'09.02"E
L17	644.69	S84°58'40.15"W
L18	161.00	N5°01'19.85"W
L19	161.00	N5°01'19.85"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	100.00'	98.10'	N56°52'25"E	94.22'	56°12'31"	53.40'
C4	298.54'	173.84'	N78°05'45"W	171.40'	33°21'52"	89.46'
C5	300.00'	175.54'	S78°15'35"E	173.04'	33°31'30"	90.36'
C6	250.00'	245.26'	N56°52'25"E	235.54'	56°12'31"	133.51'
C8	400.00'	111.57'	S2°58'07"W	111.21'	15°58'54"	56.15'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROP PROPERTY LINE
- PROP RIGHT-OF-WAY
- PROP SETBACK
- PROP CENTERLINE
- PROP FACE OF CURB

INTERSECTING STREETS STATIONING

1. STA. 1+00.00 SYMPHONY DRIVE
   STA. 1+00.00 EXISTING STATE ROAD 31
2. STA. 6+56.75 SYMPHONY DRIVE
   STA. 9+34.91 STABLE LANE
3. STA. 9+51.10 SYMPHONY DRIVE
   STA. 9+34.91 DARN ABLE STREET
4. STA. 12+84.54 SYMPHONY DRIVE
   STA. 1+00.00 ALLEY 4 (N-S)
5. STA. 15+34.61 SYMPHONY DRIVE
   STA. 1+00.00 ALLEY 5
6. STA. 16+77.49 SYMPHONY DRIVE
   STA. 6+00.59 PADDOCK DRIVE
7. STA. 2+39.37 PADDOCK DRIVE
   STA. 12+69.92 ALLEY 3
8. STA. 1+00.00 PADDOCK DRIVE
   STA. 17+36.87 LAWRENCE DRIVE
9. STA. 10+31.41 LAWRENCE DRIVE
   STA. 9+05.69 ALLEY 6
10. STA. 8+75.19 LAWRENCE DRIVE
    STA. 1+00.00 YEARLING LANE
11. STA. 6+75.38 LAWRENCE DRIVE
    STA. 2+61.00 ALLEY 7
12. STA. 3+88.66 ALLEY 6
    STA. 1+00.00 ALLEY 7
13. STA. 5+80.84 LAWRENCE DRIVE
    STA. 1+00.00 STABLE LANE
14. STA. 1+46.69 DON DRIVE
    STA. 1+00.00 ALLEY 6
15. STA. 4+17.60 LAWRENCE DRIVE
    STA. 3+23.05 STABLE LANE
16. STA. 1+00.00 LAWRENCE DRIVE
    EXISTING STATE ROAD 31
17. STA. 2+51.00 STABLE LANE
    STA. 1+00.00 ALLEY 3
18. STA. 2+51.00 ALLEY 3
    STA. 1+00.00 ALLEY 2
19. STA. 3+94.35 ALLEY 3
    STA. 2+51.00 YEARLING LANE
20. STA. 11+27.02 ALLEY 3
    STA. 4+61.52 ALLEY 5
21. STA. 4+56.83 STABLE LANE
    STA. 1+00.00 ALLEY 1
22. STA. 2+51.00 ALLEY 1
    STA. 3+05.83 ALLEY 3
23. STA. 4+56.83 YEARLING LANE
    STA. 3+94.35 ALLEY 1
24. STA. 7+93.91 YEARLING LANE
    STA. 1+00.00 ALLEY 4(E-W)
25. STA. 2+41.00 ALLEY 4(N-S)
    STA. 4+33.43 ALLEY 4(E-W)

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-540-6669
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NSS
DRAWN BY: JDW
CHECKED BY: MCR

SITE PLAN

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
6/30/2026

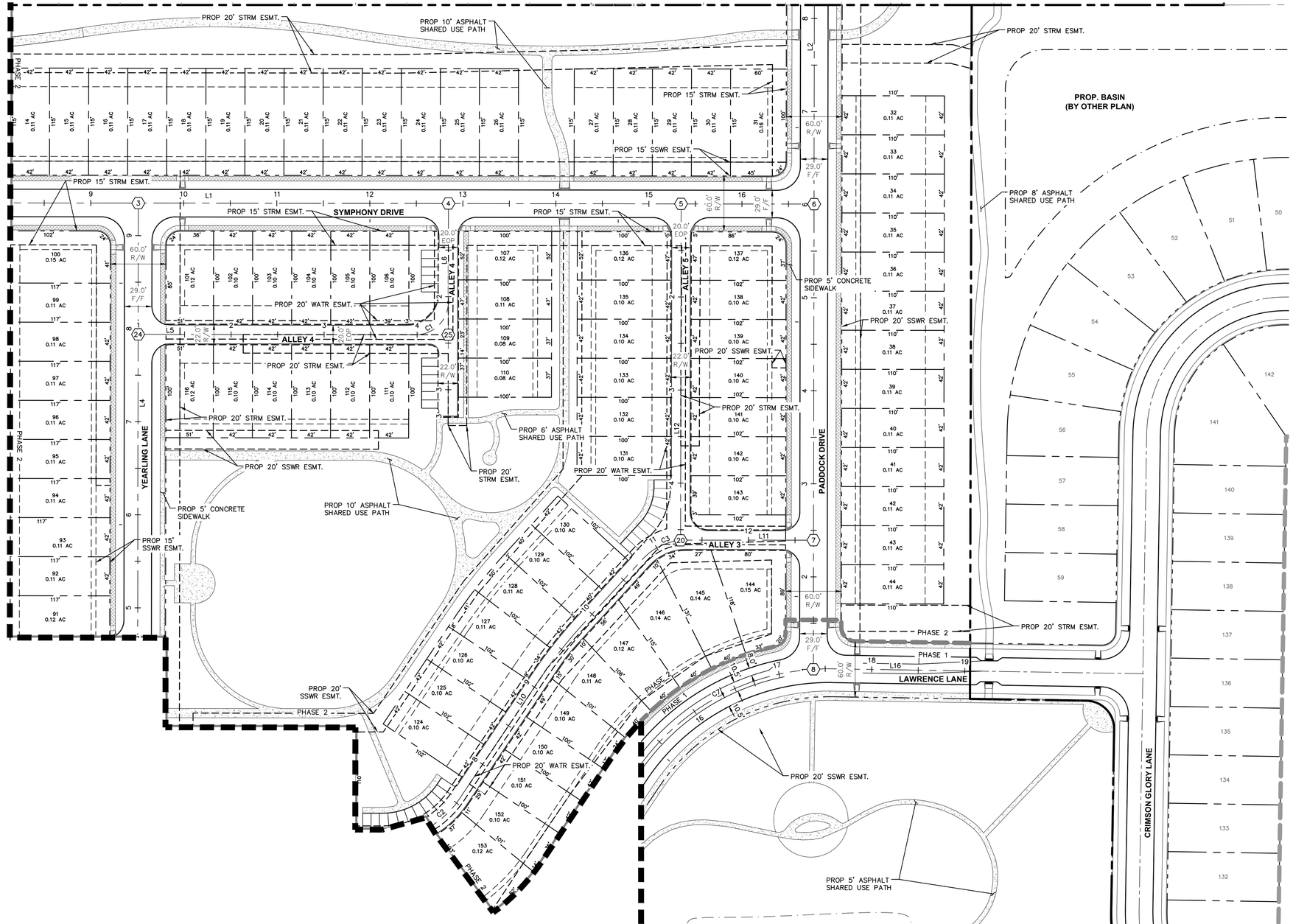
KHA PROJECT NO.
190169004

SHEET NUMBER
4
OF 19

Drawing name: C:\ACCVACCDocs\Vimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Site Plan.dwg Site Plan (1 of 2) Jun 30, 2026 7:26am by: nick.stoutfenger
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Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Site Plan.dwg Site Plan (2 of 2) Jun 30, 2026 7:26am by nick.stoutfenger
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MATCH LINE SEE SHEET 4



LINE TABLE		
LINE	LENGTH	BEARING
L1	1577.49	S84°58'40.15"W
L2	714.57	N5°01'19.85"W
L4	834.91	S5°01'19.85"E
L5	298.43	N84°58'40.15"E
L6	106.00	N5°01'19.85"W
L10	155.19	N28°46'09.02"E
L11	136.71	N84°58'40.15"E
L12	361.52	S5°01'19.85"E
L16	147.96	S85°48'13.43"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	35.00'	54.98'	N39°58'40"E	49.50'	90°00'00"	35.00'
C2	100.00'	98.10'	N56°52'25"E	94.22'	56°12'31"	53.40'
C3	64.00'	53.11'	N61°12'23"E	51.60'	47°32'34"	28.19'
C7	250.00'	248.86'	S57°17'11"W	238.71'	57°02'04"	135.84'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROP PROPERTY LINE
- PROP RIGHT-OF-WAY
- PROP SETBACK
- PROP CENTERLINE
- PROP FACE OF CURB

INTERSECTING STREETS STATIONING

1. STA. 1+00.00 SYMPHONY DRIVE
   EXISTING STATE ROAD 31
2. STA. 6+56.75 SYMPHONY DRIVE
   STA. 9+34.91 STABLE LANE
3. STA. 9+51.10 SYMPHONY DRIVE
   STA. 9+34.91 DARN ABLE STREET
4. STA. 12+84.54 SYMPHONY DRIVE
   STA. 1+00.00 ALLEY 4 (N-S)
5. STA. 15+34.61 SYMPHONY DRIVE
   STA. 1+00.00 ALLEY 5
6. STA. 16+77.49 SYMPHONY DRIVE
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    STA. 1+00.00 YEARLING LANE
11. STA. 6+75.38 LAWRENCE DRIVE
    STA. 2+61.00 ALLEY 7
12. STA. 3+88.66 ALLEY 6
    STA. 1+00.00 ALLEY 7
13. STA. 5+80.84 LAWRENCE DRIVE
    STA. 1+00.00 STABLE LANE
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    STA. 1+00.00 ALLEY 6
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16. STA. 1+00.00 LAWRENCE DRIVE
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18. STA. 2+51.00 ALLEY 3
    STA. 1+00.00 ALLEY 2
19. STA. 3+94.35 ALLEY 3
    STA. 2+51.00 YEARLING LANE
20. STA. 11+27.02 ALLEY 3
    STA. 4+61.52 ALLEY 5
21. STA. 4+56.83 STABLE LANE
    STA. 1+00.00 ALLEY 1
22. STA. 2+51.00 ALLEY 1
    STA. 3+05.83 ALLEY 3
23. STA. 4+56.83 YEARLING LANE
    STA. 3+94.35 ALLEY 1
24. STA. 7+93.91 YEARLING LANE
    STA. 1+00.00 ALLEY 4(E-W)
25. STA. 2+41.00 ALLEY 4(N-S)
    STA. 4+33.43 ALLEY 4(E-W)

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SCALE: AS NOTED
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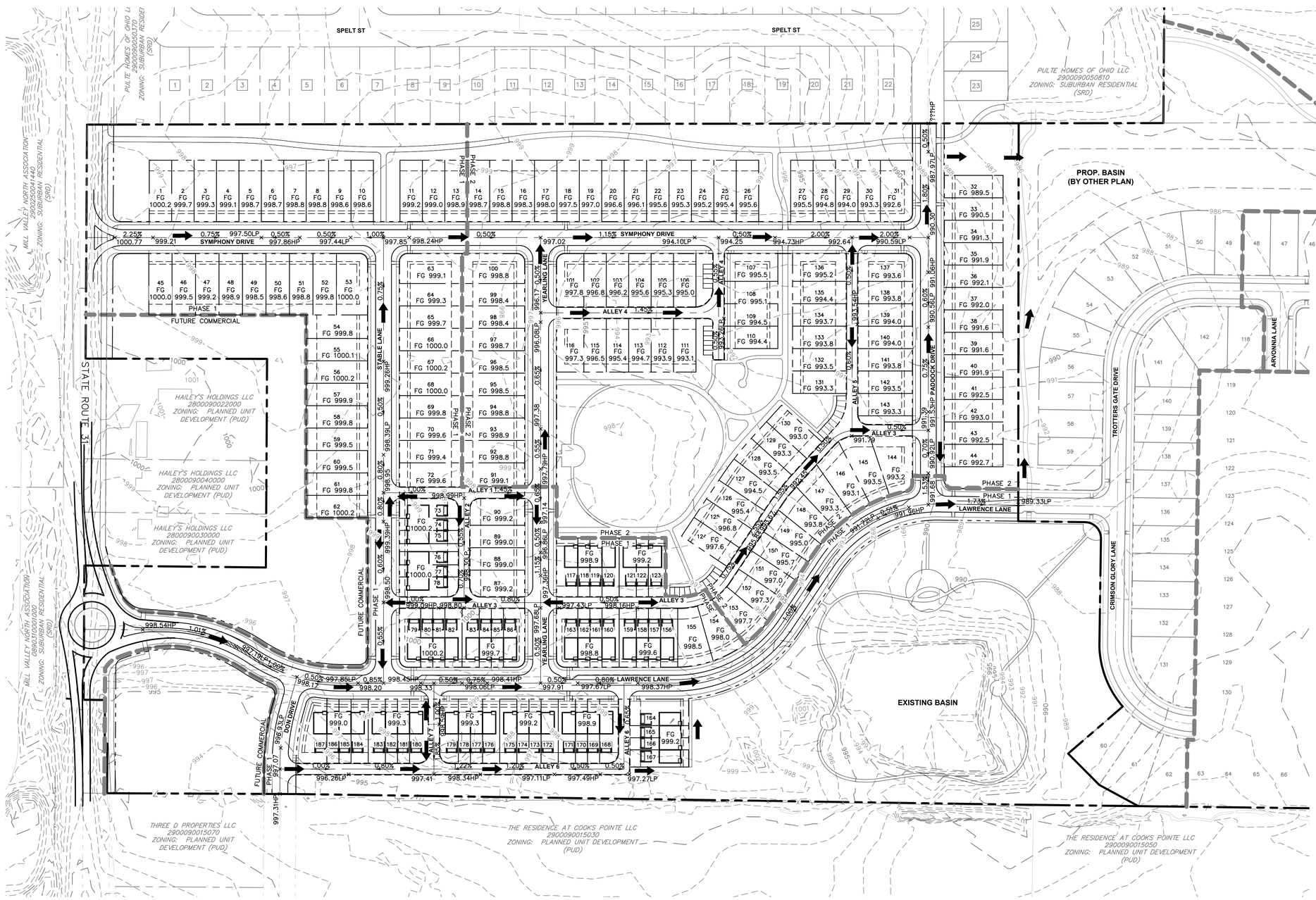
SITE PLAN

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
6/30/2026

KHA PROJECT NO.
190169004

SHEET NUMBER
5
OF 19



NOTE

ALL SPOT ELEVATIONS AT ROAD CENTERLINES REFLECT PROFILE GRADE.

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GRADING PLAN

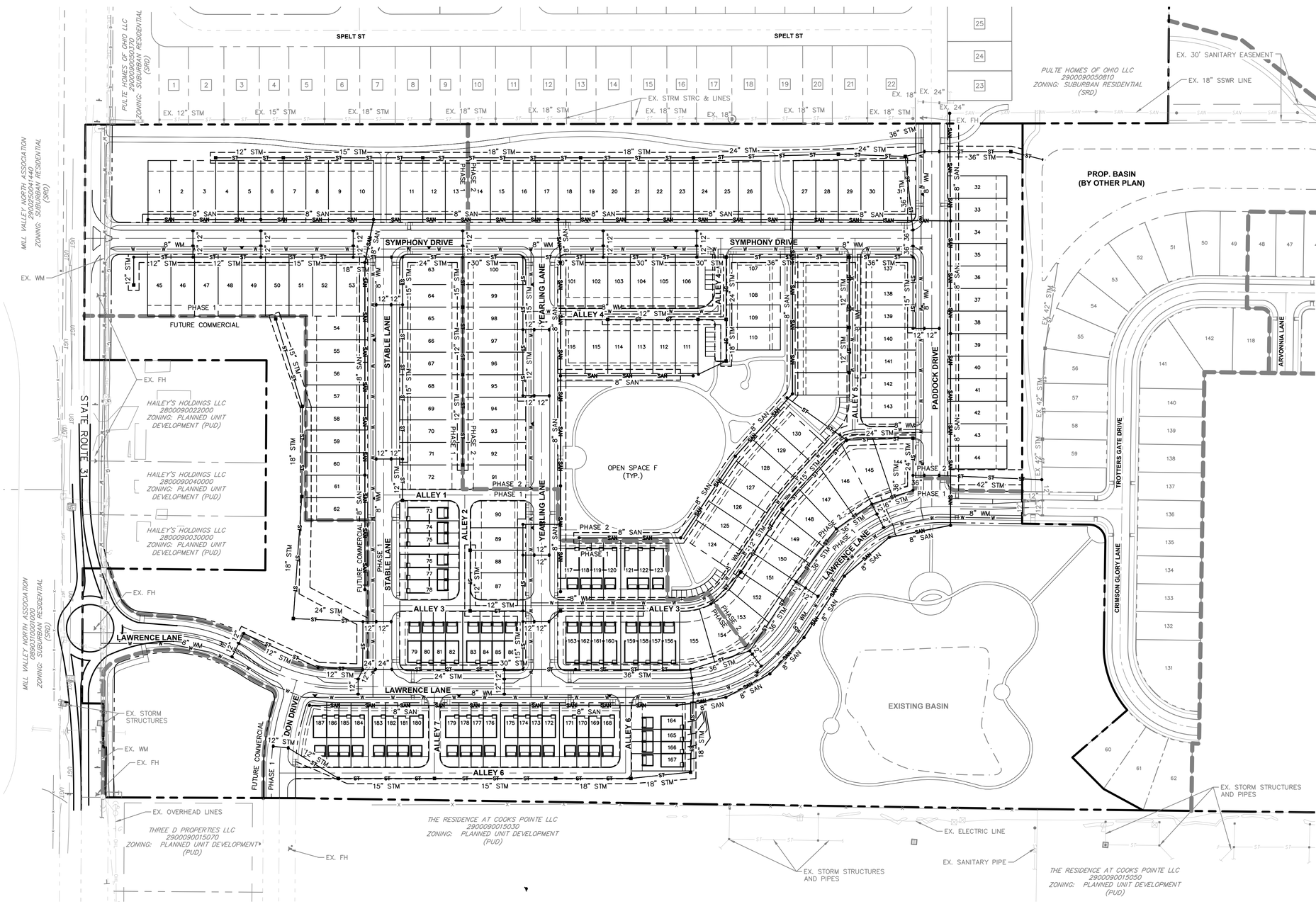
PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 6/30/2026

KHA PROJECT NO. 190169004

SHEET NUMBER **6** OF 19

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Grading Plan.dwg GRADING PLAN Jun 30, 2025 7:26am by nick.stoufenger
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK & MULTI-USE PATHS
- PROPOSED FENCE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED STREET LIGHT

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UTILITY PLAN

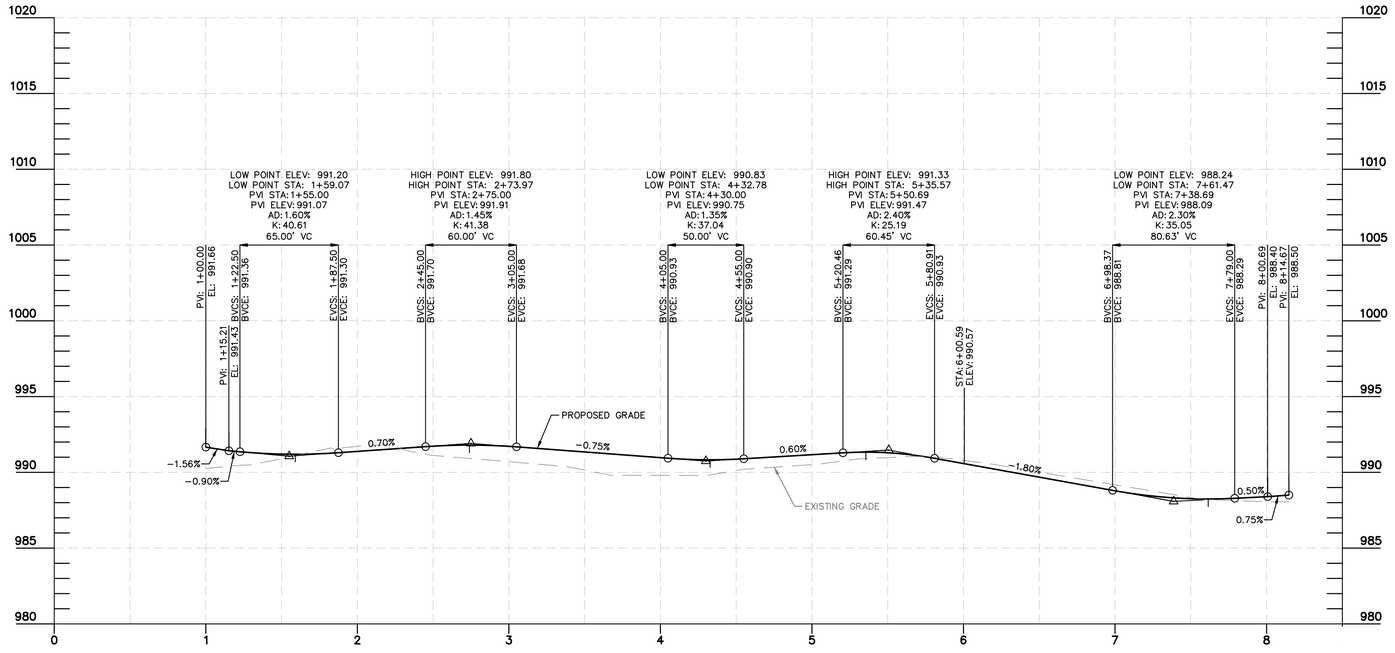
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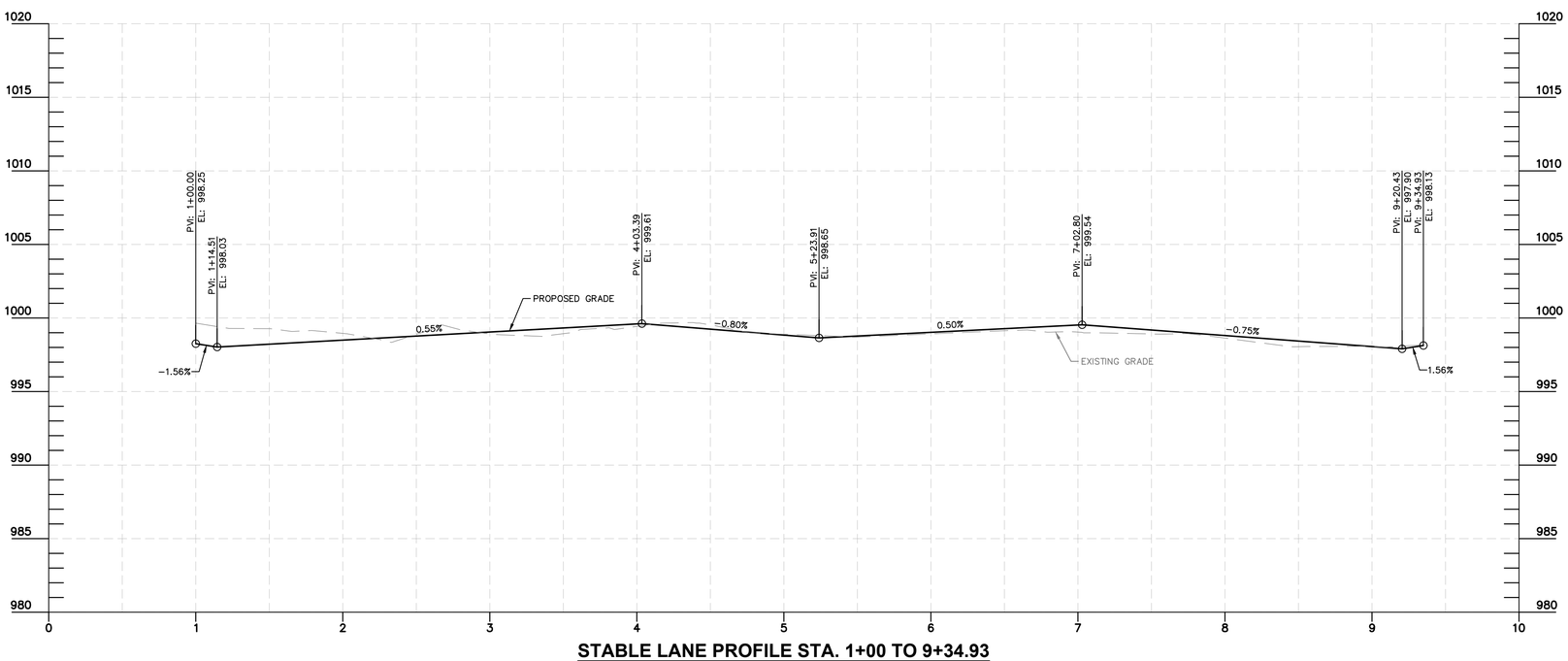
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OF 19

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PADDOCK LANE PROFILE STA. 1+00 TO 8+14.67

SCALE: H: 1" = 50' V: 1" = 5'



STABLE LANE PROFILE STA. 1+00 TO 9+34.93

SCALE: H: 1" = 50' V: 1" = 5'

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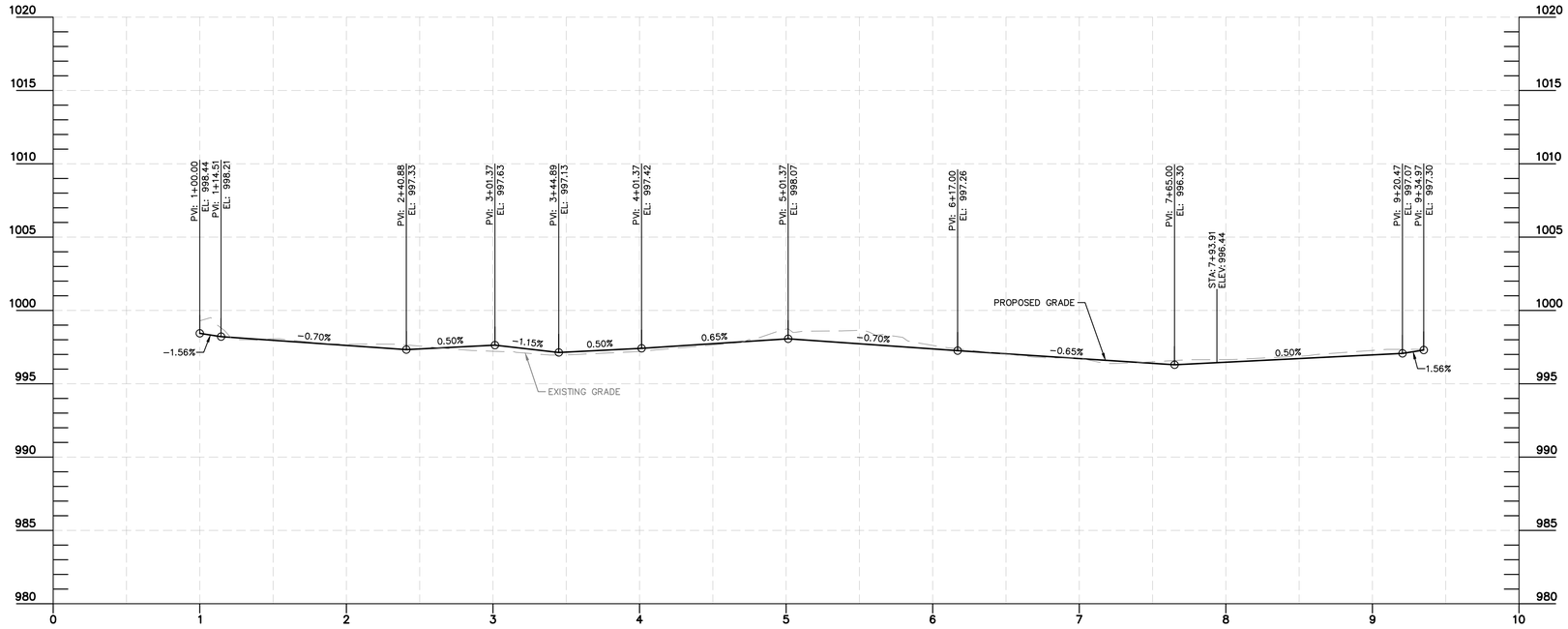
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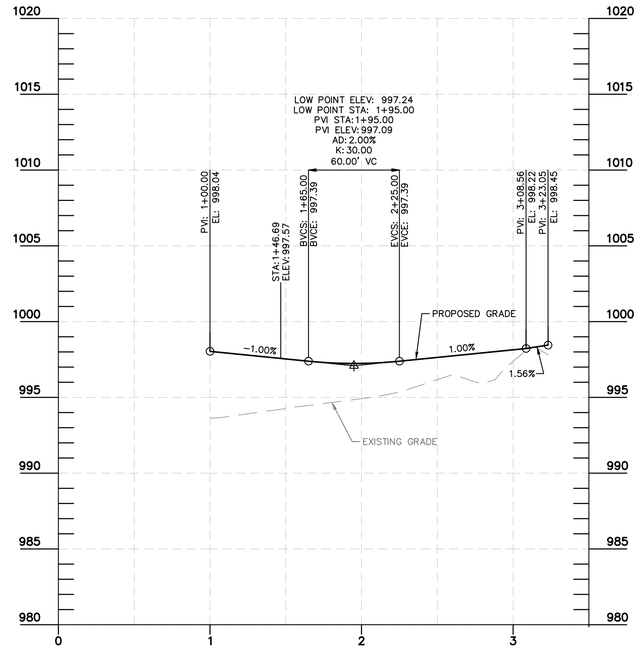
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OF 19

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YEARLING LANE PROFILE STA. 1+00 TO 9+34.97

SCALE: H: 1" = 50' V: 1" = 5'



DON DRIVE PROFILE STA. 1+00 TO 3+23.05

SCALE: H: 1" = 50' V: 1" = 5'

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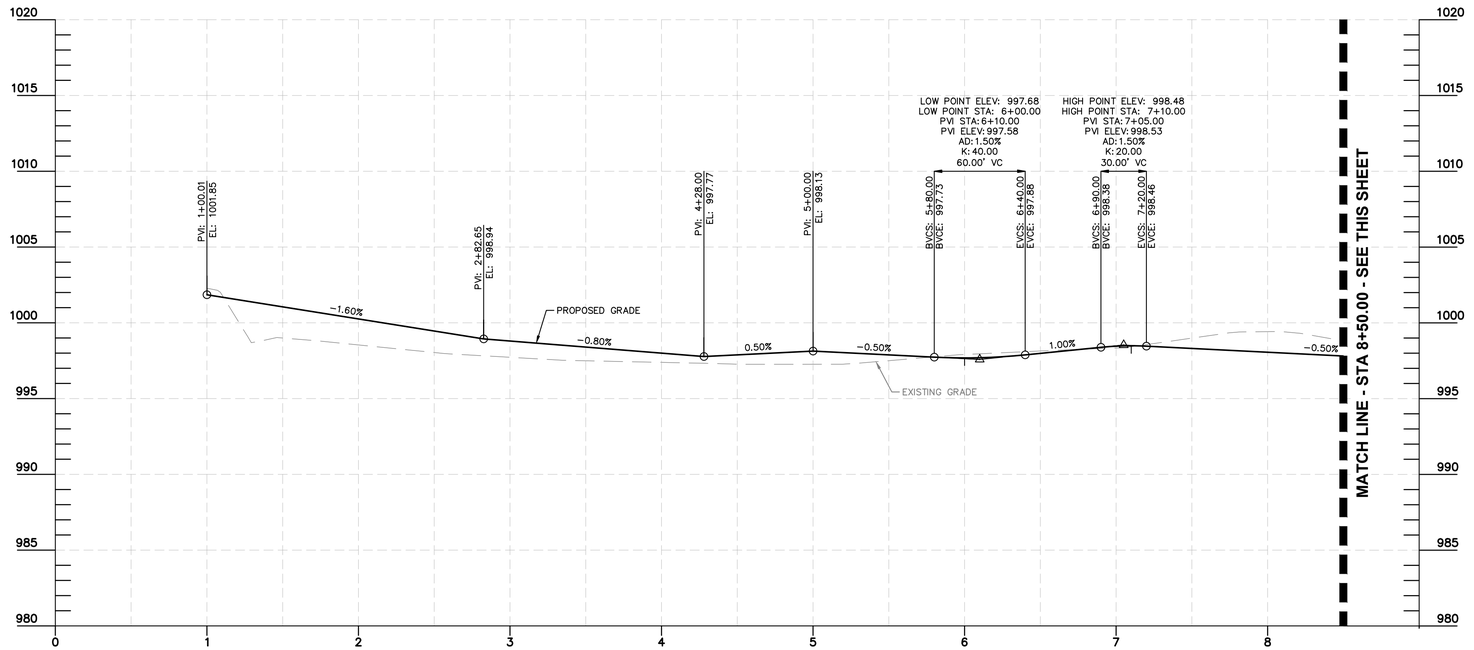
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STREET PROFILES

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

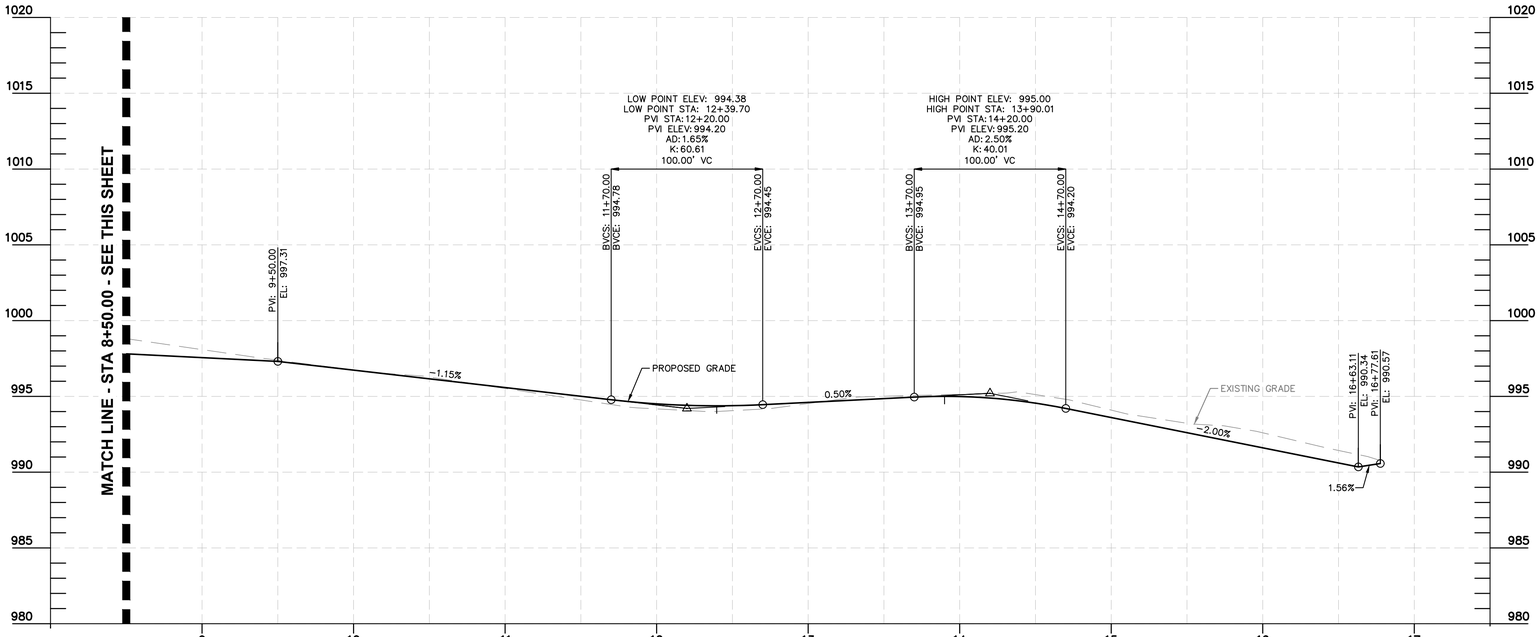
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SYMPHONY DRIVE PROFILE STA. 1+00 TO 8+50.00

SCALE: H: 1" = 50' V: 1" = 5'



SYMPHONY DRIVE PROFILE STA. 8+50.00 TO 16+77.61

SCALE: H: 1" = 50' V: 1" = 5'

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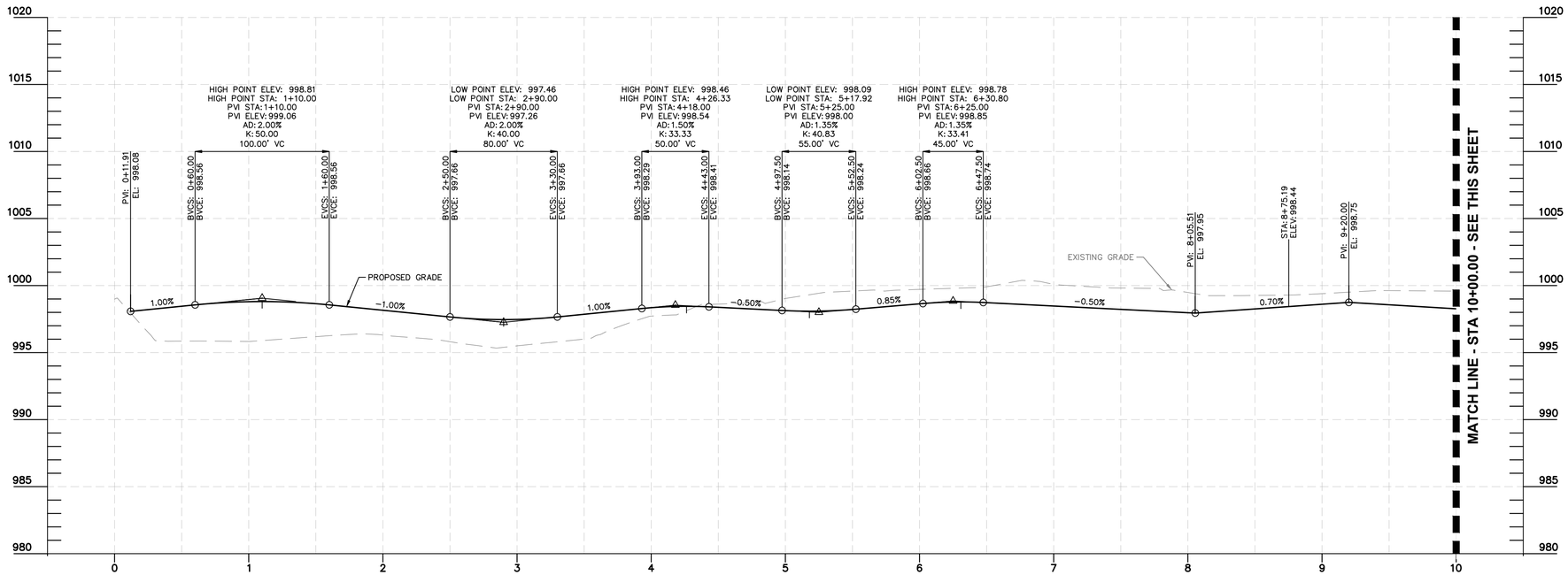
STREET PROFILES

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 6/30/2026

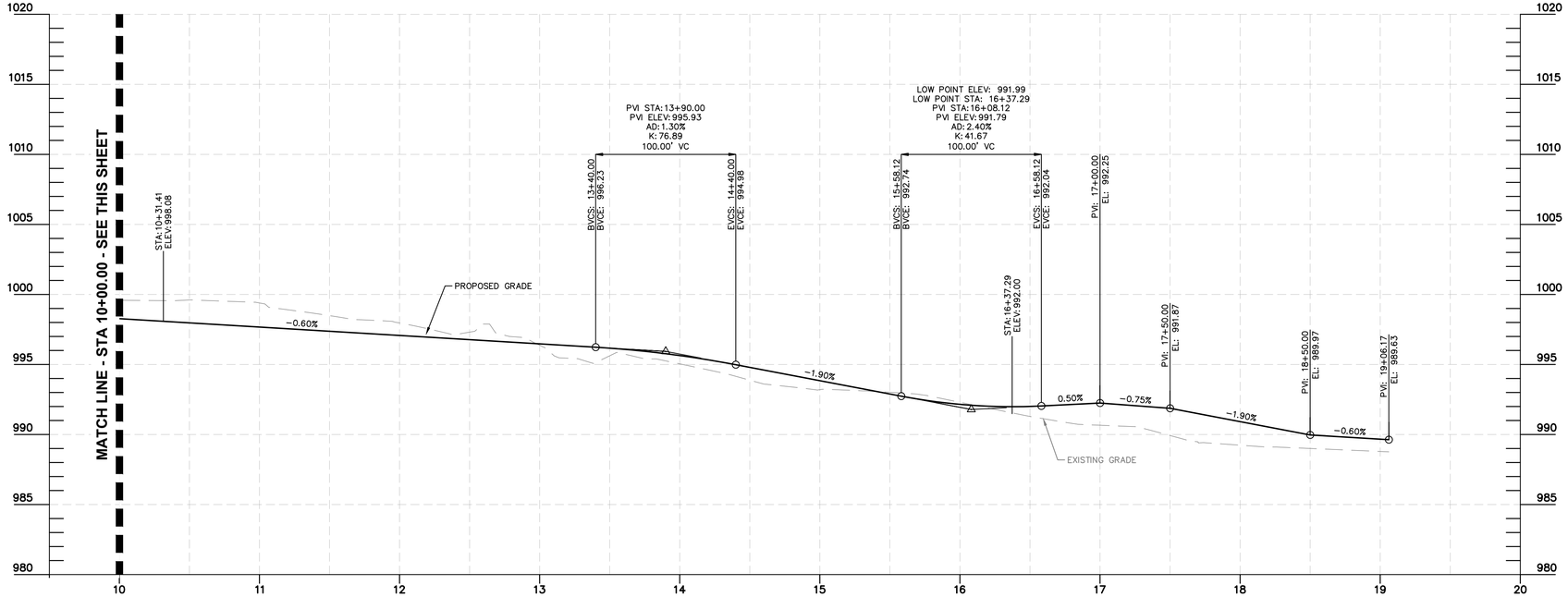
KHA PROJECT NO. 190169004

SHEET NUMBER
10
OF 19



LAWRENCE DRIVE PROFILE STA. 0+11.91 TO 10+00.00

SCALE: H: 1" = 50' V: 1" = 5'



LAWRENCE DRIVE PROFILE STA. 10+00.00 TO 19+05.71

SCALE: H: 1" = 50' V: 1" = 5'

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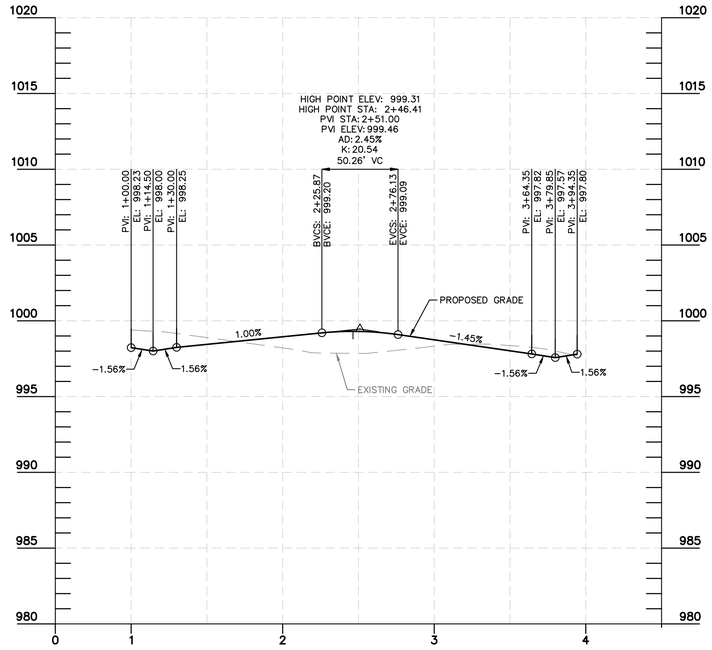
PRELIMINARY PLAT
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UNION COUNTY, OHIO

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KHA PROJECT NO. 190169004

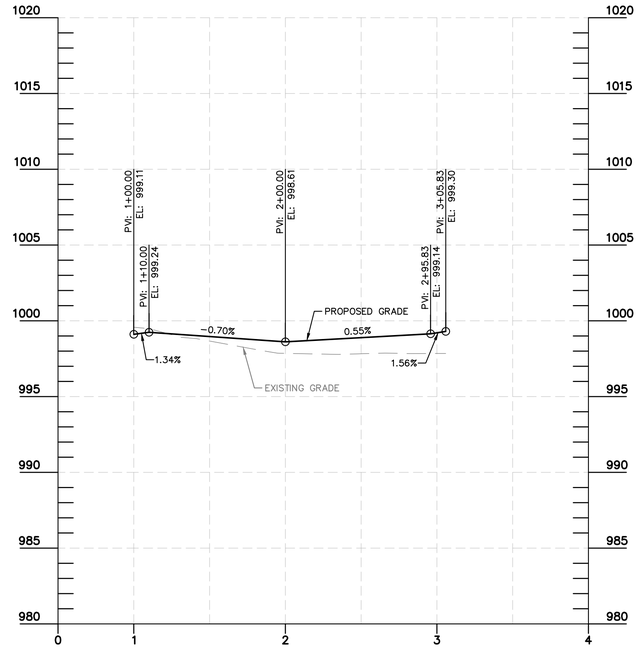
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OF 19

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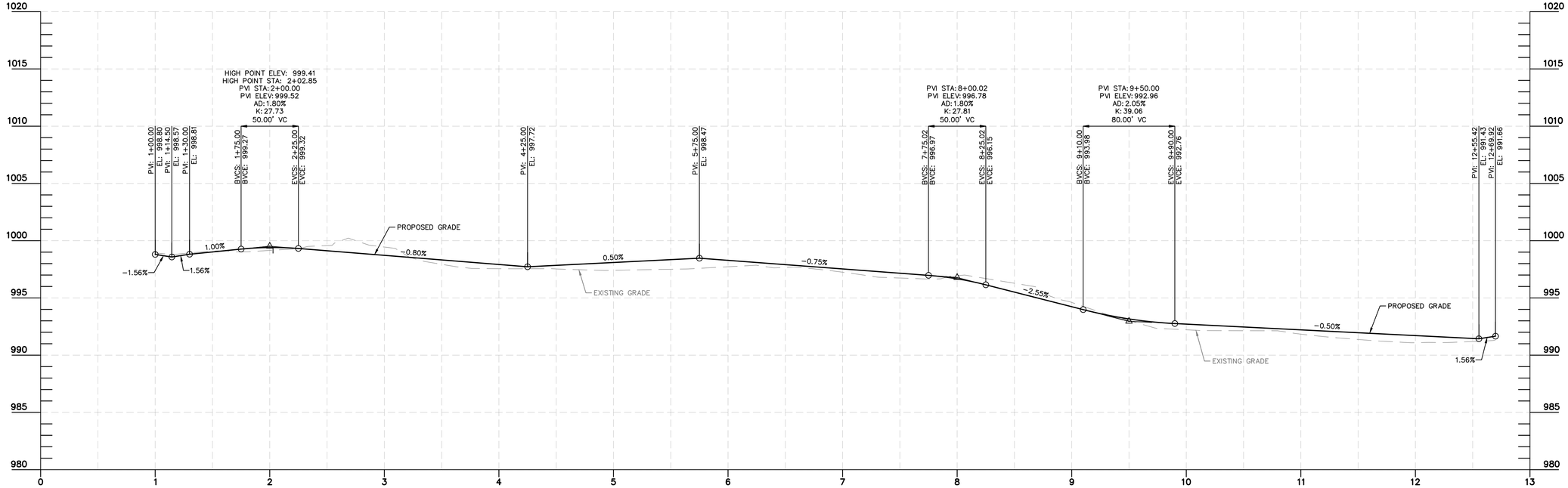
ALLEY 1 PROFILE STA. 1+00 TO 3+94.35

SCALE: H: 1" = 50' V: 1" = 5'



ALLEY 2 PROFILE STA. 1+00 TO 3+05.83

SCALE: H: 1" = 50' V: 1" = 5'



ALLEY 3 PROFILE STA. 1+00 TO 12+69.92

SCALE: H: 1" = 50' V: 1" = 5'

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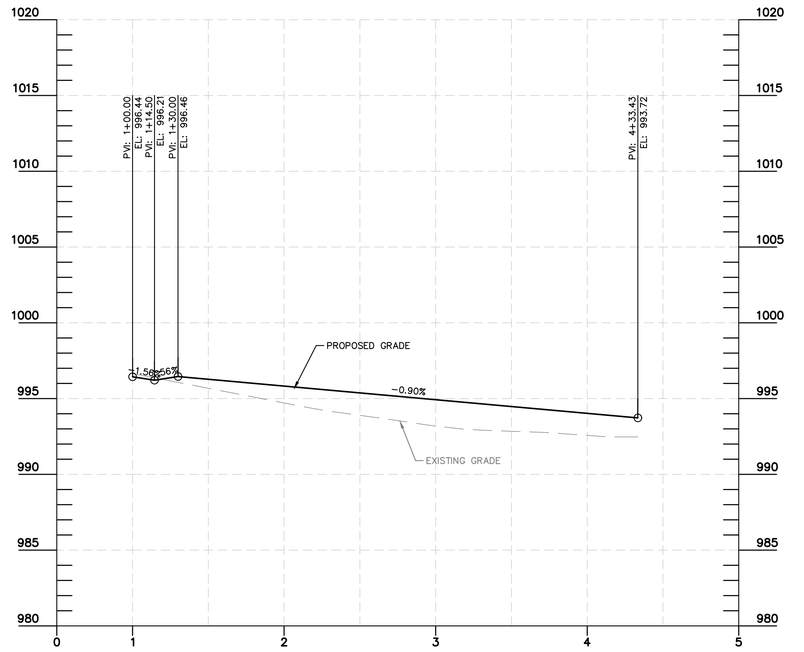
ALLEY PROFILES

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
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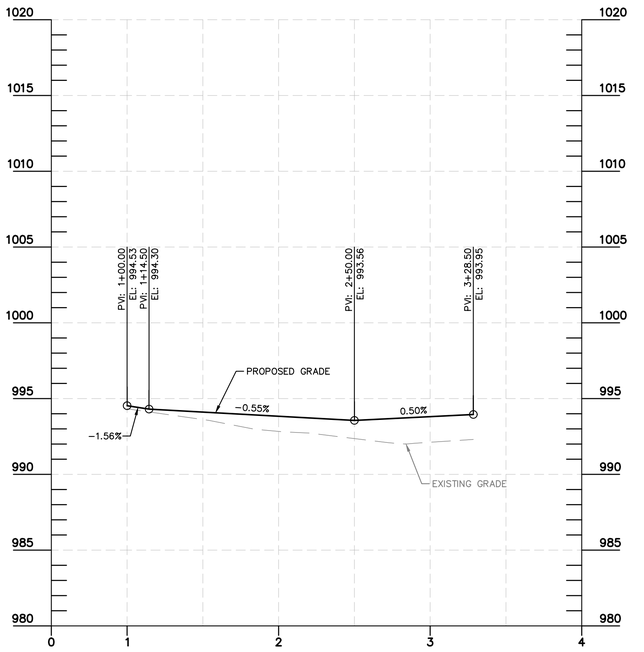
KHA PROJECT NO.
190169004

SHEET NUMBER
12
OF 19



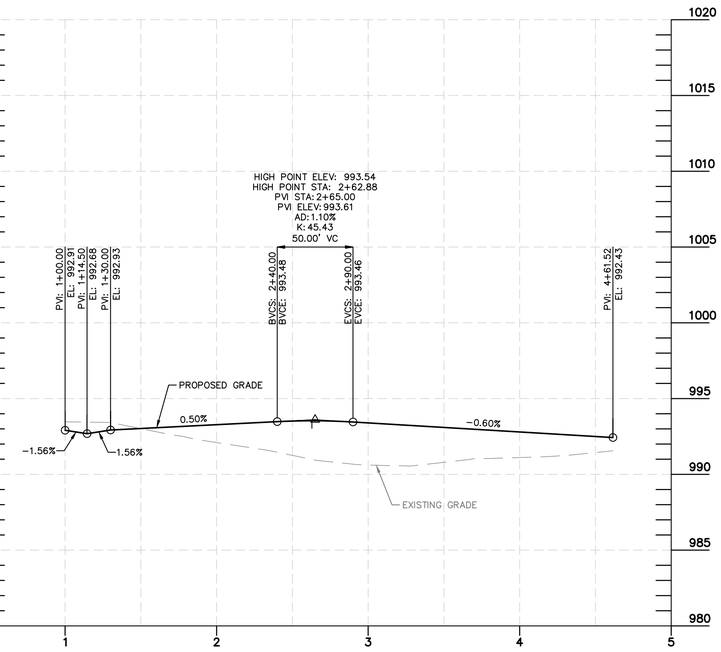
ALLEY 4(E-W) PROFILE STA. 1+00 TO 4+33.43

SCALE: H: 1" = 50' V: 1" = 5'



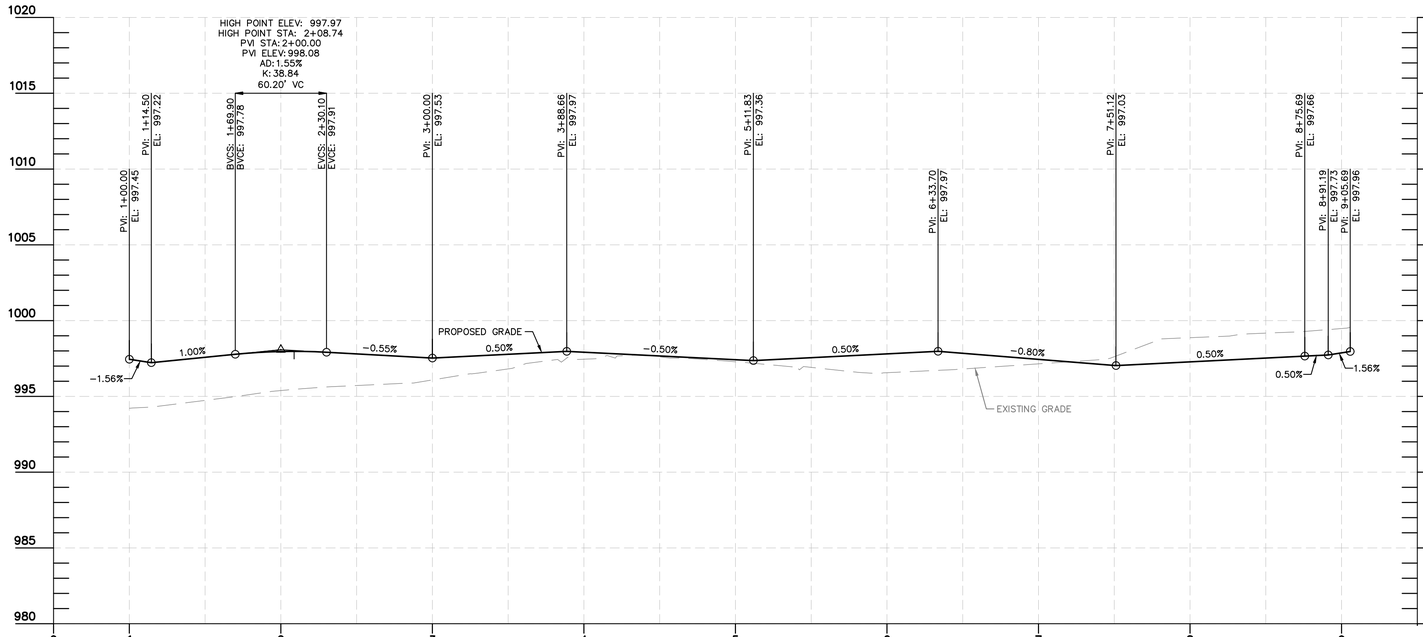
ALLEY 14(N-S) PROFILE STA. 1+00 TO 3+28.50

SCALE: H: 1" = 50' V: 1" = 5'



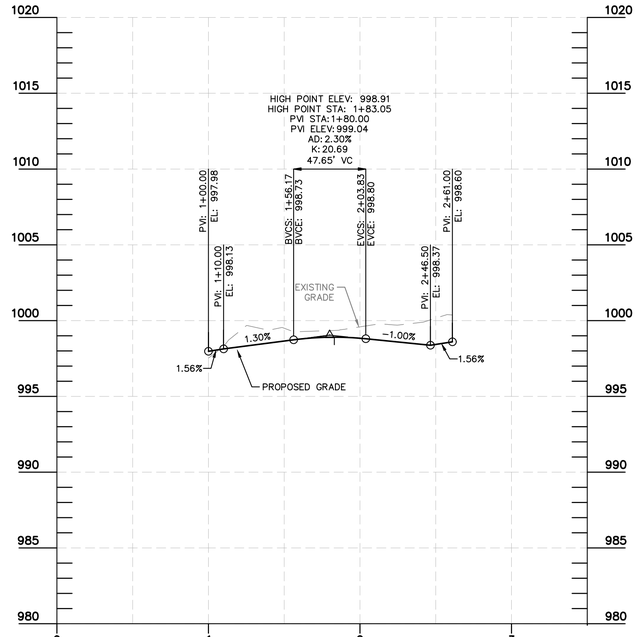
ALLEY 5 PROFILE STA. 1+00 TO 4+61.52

SCALE: H: 1" = 50' V: 1" = 5'



ALLEY 6 PROFILE STA. 1+00 TO 9+05.69

SCALE: H: 1" = 50' V: 1" = 5'



ALLEY 7 PROFILE STA. 1+00 TO 2+61.00

SCALE: H: 1" = 50' V: 1" = 5'

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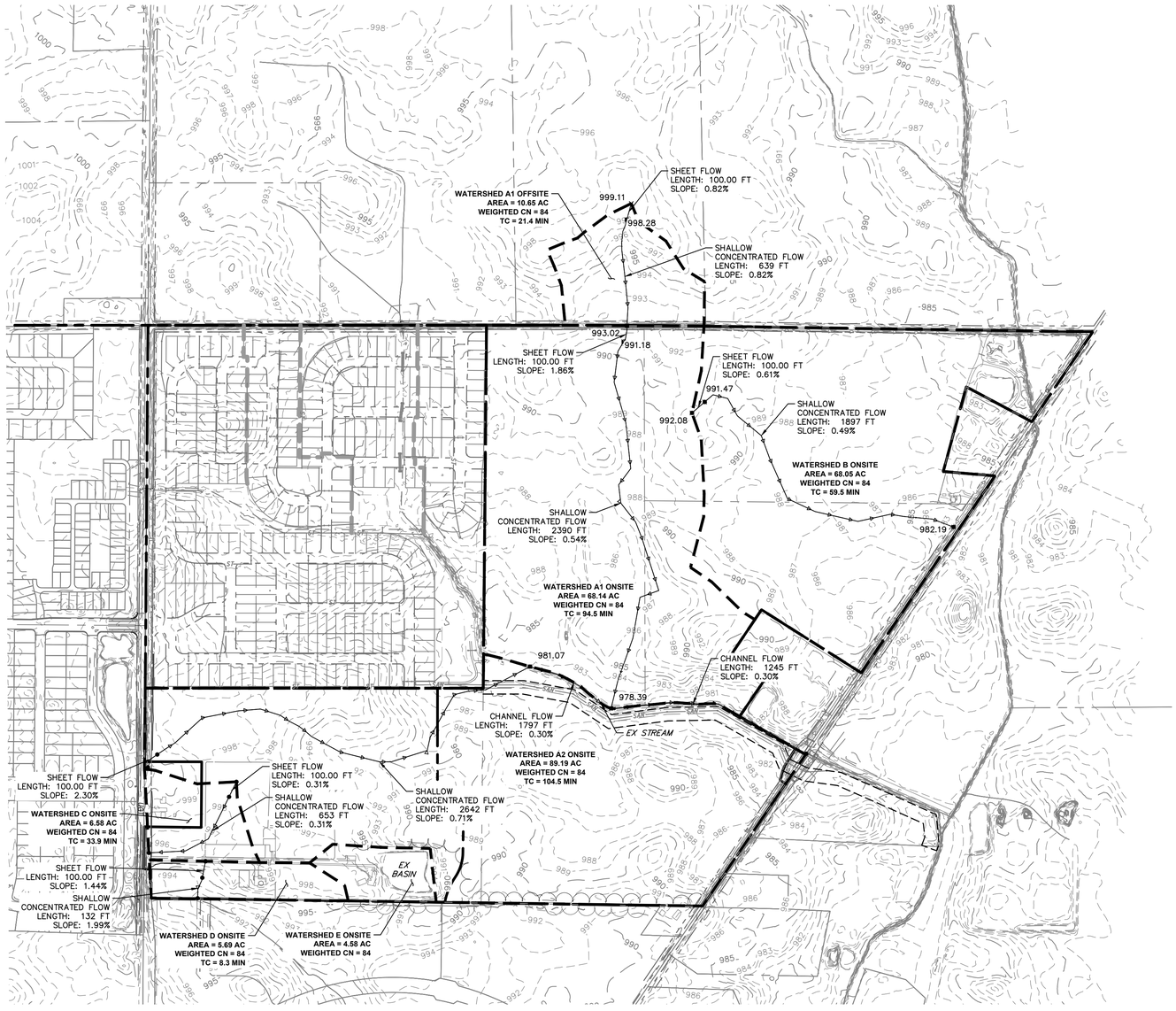
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PRELIMINARY PLAT
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CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 6/30/2026
KHA PROJECT NO. 190169004
SHEET NUMBER
13
OF 19



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- 940 EXISTING INDEX CONTOUR
- 942 EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERSHED BOUNDARY

NORTH

GRAPHIC SCALE IN FEET
0 200 400 800

EXISTING WATERSHED SUMMARY

WATERSHED	AREA (AC)	CN	TC (MIN.)
A1 ONSITE	68.14	84	94.50
A1 ONSITE	89.19	84	104.50
B ONSITE	68.05	84	59.50
C ONSITE	6.58	84	33.90
D ONSITE	5.69	84	8.30
E ONSITE	12.26	84	10.00
A1 OFFSITE	10.65	84	21.40

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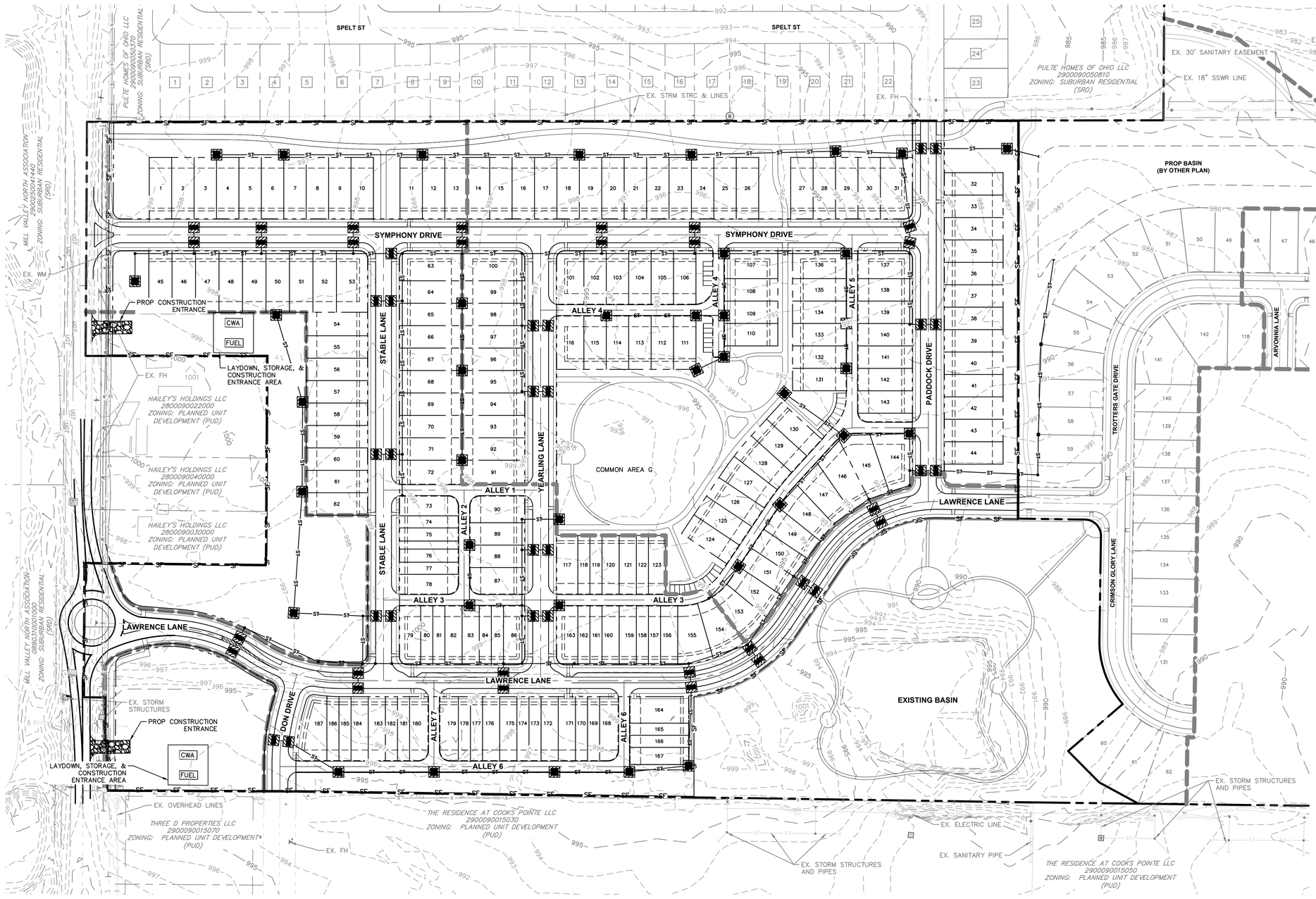
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PRE-DEVELOPMENT TRIBUTARY MAP

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED INLET PROTECTION
- PROPOSED SEDIMENT FENCE
- CWA — PROPOSED CONCRETE WASHOUT
- FUEL — PROPOSED REFUELING AREA

NOTE

ALL PROPOSED BASINS TO BE USED AS TEMPORARY SEDIMENT BASINS.

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EROSION & SEDIMENT CONTROL PLAN

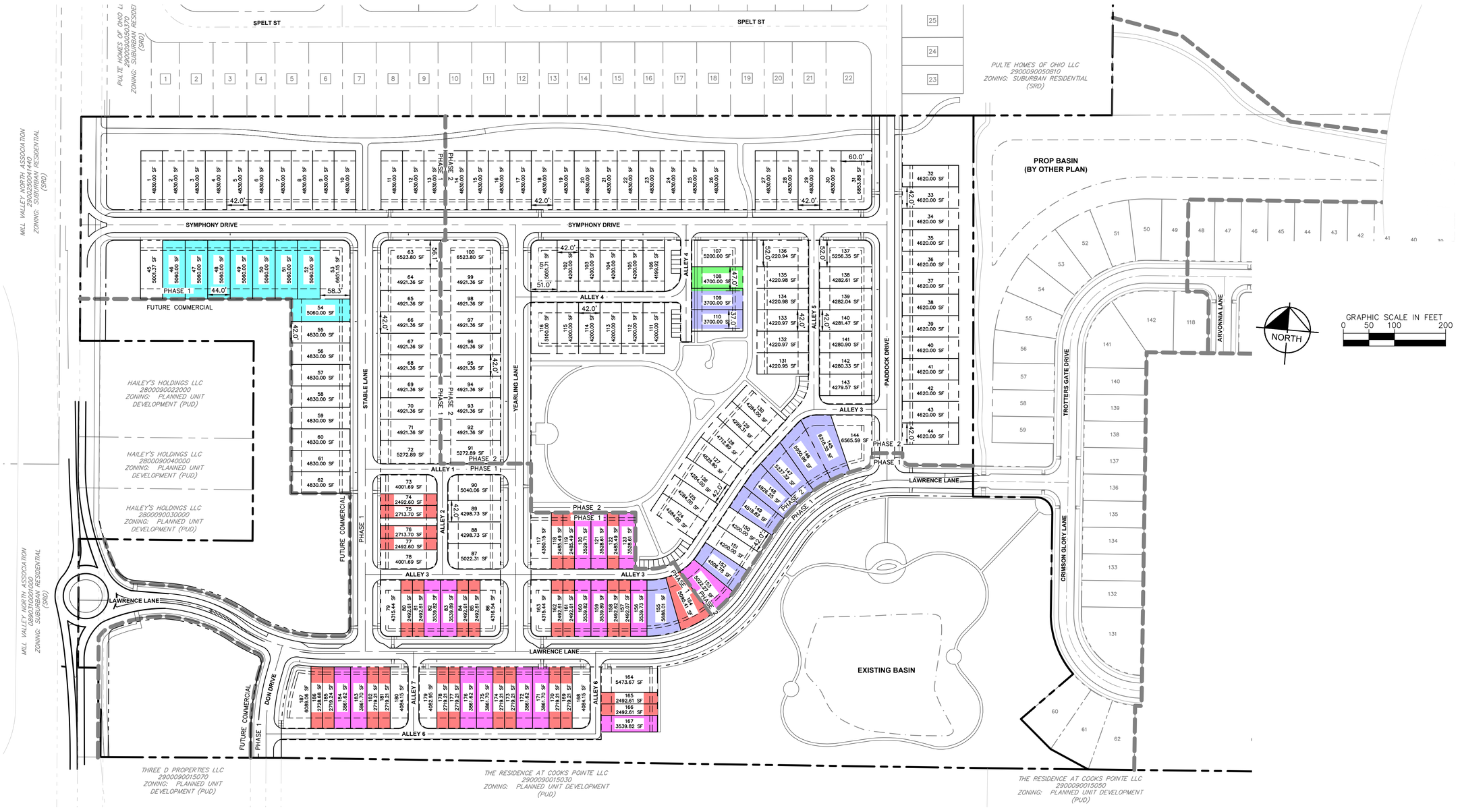
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LOT WIDTH VARIABILITY		
LEGEND	WIDTHS	TOTAL UNITS
	22' MINIMUM	28
	32' MINIMUM	16
	37' MINIMUM	9
	42' MINIMUM	125
	44' MINIMUM	8
	47' MINIMUM	1
–	TOTAL:	187

NOTES:
1. 311 >52' LOTS / 502 TOTAL LOTS = 62.0%
2. CORNER LOTS ARE EXCLUDED FROM VARIABLE LOT COUNTS

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-540-6949
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NSS
DRAWN BY: JDW
CHECKED BY: MCR

LOT WIDTH VARIABILITY PLAN

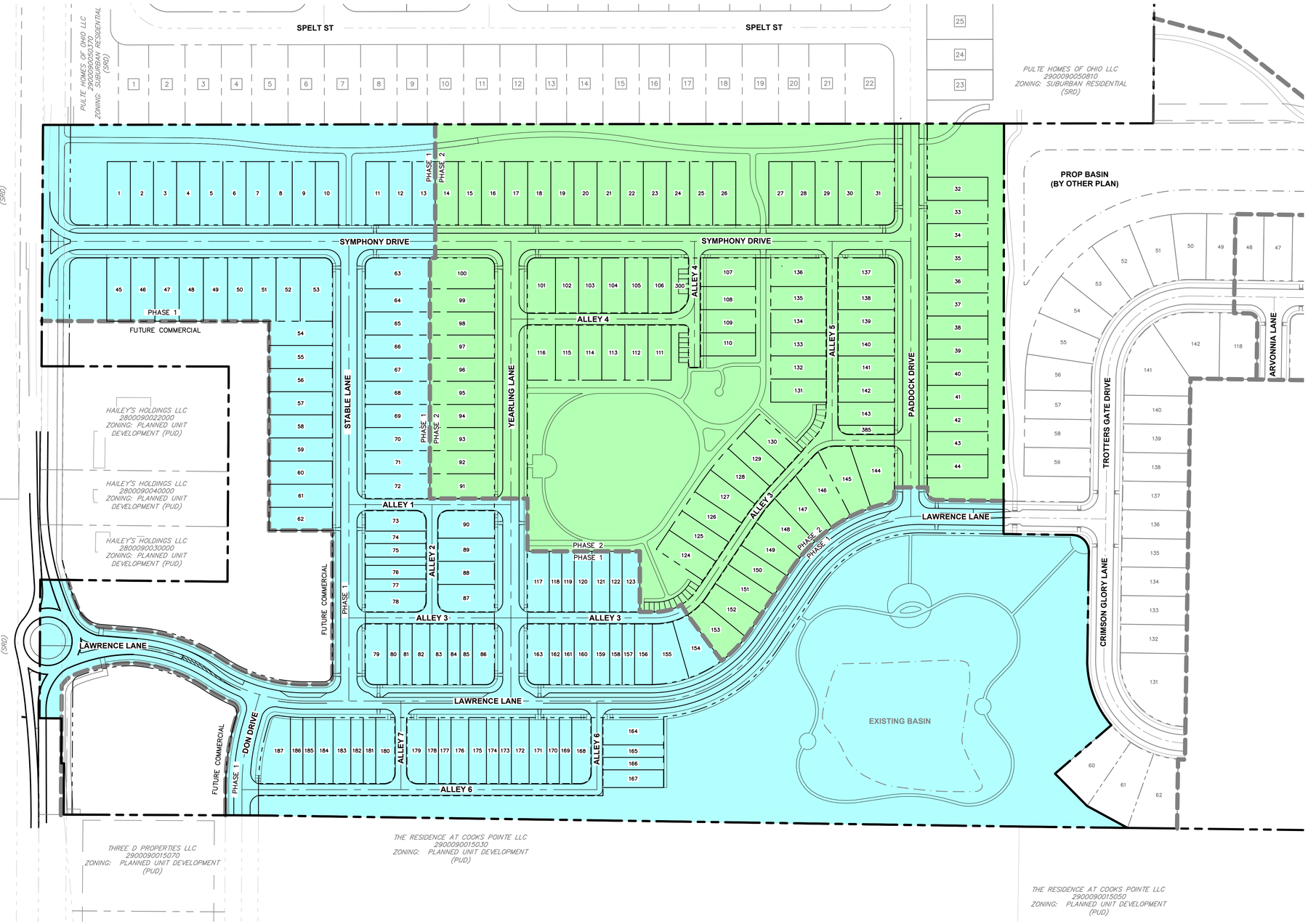
PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
6/30/2026

KHA PROJECT NO.
190169004

SHEET NUMBER
16
OF 19

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Lot Width Variability Plan.dwg LOT WIDTH VARIABILITY PLAN Jun 30, 2026 7:26am by nick.stoufenger
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PHASE LEGEND

PHASE 1

PHASE 2

PHASE 1	
SINGLE–FAMILY	41
SINGLE–FAMILY W/ALLEY	6
TOWN HOMES (R1/RO)	50
TOTAL LOT COUNT	97
PHASE 2	
SINGLE–FAMILY	42
SINGLE–FAMILY W/ALLEY	48
TOTAL LOT COUNT	90

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY–HORN AND ASSOCIATES, INC.

7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-540-6669
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NSS
DRAWN BY: JDW
CHECKED BY: MCR

PROJECT PHASING PLAN

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
6/30/2026

KHA PROJECT NO.
190169004

SHEET NUMBER
17
OF 19

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\Project Phasing Plan.dwg Project Phasing Plan Jun 30, 2026 7:26am by: nick.stauffenger
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Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\ALTA Survey.dwg ALTA Survey Jun 30, 2026 7:26am by: nick.stauffenger
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EXHIBIT "A" LEGAL DESCRIPTION
Title Commitment No. 24-578, dated April 25, 2024 at 7:00 a.m., issued by First American Title

The Land referred to herein below is situated in the County of Union, State of Ohio, and is described as follows:

TRACT I:

Real estate situated in the State of Ohio, County of Union, Township of Paris, being part of V.M.S. No. 5392, and bounded and described as follows:

Beginning at a point in the northerly line of said V.M.S. No. 5392, being also in the center of Amrine-Wood Road (C.H. No. 130-B), said point being the northeasterly corner of the Louis Lee 100.00 acre tract described in Union County Deed Record Volume 198, Page 642; thence with the centerline of said road, also being said northerly V.M.S. line North 82° 04' East 940.50 feet to a point, being the northwesterly corner of the Gary J. and Marcia E. Lee 53.78 acre tract described in Union County Deed Record Volume 254, Page 312; thence with the westerly line of said 53.78 acre tract, and said line produced, South 8° 08' East (passing over iron pins at 24 feet and at 2253.87 feet) 2267.87 feet to a point in the center of the Baker Ditch, being in a northerly line of the J.L. Fitzgerald 46.31 acre tract described in Union County Deed Record Volume 223, Page 452; thence along three consecutive northerly lines of said 46.31 acre tract South 76° 17' West 214.70 feet, North 60° 30' West 208 feet, and South 82° 01' West (passing over an iron pin on the bank of said Baker Ditch at 37.80 feet) 587 feet to a railroad rail corner post at the southeasterly corner of the above mentioned Louis Lee 100.00 acre tract; thence with the easterly line of said Fact North 7° 28' West (passing over an iron pin at 2139.75 feet) 2163.75 feet to the point of beginning.

Containing 48.13 acres, more or less, but subject to the legal road right of way, and to all other easements of record.

The above description prepared by J. Donald Hart, Registered Surveyor No. 3802, from an actual survey of the premises made in January 1973. See Survey Book 7, Page 430, Union County Engineers Office.

36.97 acres, more or less, being out of a 79.12 acre tract, and 11.16 acres, more or less, being out of a 58.47 acre tract, both tracts described in Union County Deed Record Volume 210, page 473.

TRACT II:
Real estate situated in the County of Union, in the State of Ohio, and in the Township of Paris, V.M.S. No. 5392, and bounded and described as follows:

Beginning at a point in the center of State Highway Route No. 4 as now located, said point being the southeasterly corner of the 58.47 acre tract described in Union County Deed Volume 210, Page 473; thence with the southerly line of said tract South 83° 00' West (passing over an iron pin at 47.9 feet) 1321.5 feet to an iron pin at the southwesterly corner of said tract; thence with the westerly line of said tract North 7° 28' West 1281.7 feet to a railroad rail corner post at the northeasterly corner of the Larry Fitzgerald 59 acre tract; thence North 82° 01' East 587 feet to an iron pin in the center of the Baker Ditch; thence with four (4) consecutive lines following the meanderings of the centerline of said Baker Ditch South 60° 30' East 208 feet to an iron pin, North 76° 17' East 367.7 feet to an iron pin, North 83° 42' East 287 feet to an iron pin, and South 67° 50' East (passing over an iron pin at 561.7 feet) 601.8 feet to a point in the center of said State Highway Route No. 4; thence with the centerline of said road South 26° 20' West 1092 feet to the point of beginning.

Containing 46.31 acres, more or less, but subject to the legal road right of way as recorded in the Union County Deed Record Volume 191, Page 37, and any other easements of record. Surveyed by J. Donald Hart, Registered Surveyor #3802.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Union, Township of Paris, In the Virginia Military Survey Number 5392 and being, more palcularly described as follows:

Being a parcel of land lying on the left side of the centerline of right of way of UNI-4-14.31 made by E.IN Ferris & Associates, Inc. as recorded in Plat Book 5, Page 232 of the records of Union County and being located within the following described points in the boundary thereof:

Commencing at a found railroad spike at the intersection of State Route 4 (Marysville-Marion Road) and County Road 132 A, said point being 0.11 left of designated centerline station 63+52.60;

thence North 29° 05' 38" East along the centerline of said State Route 4 a distance of 2212.40 feet to point, said point being centerline station 85+65.00 and being the TRUE POINT OF BEGINNING of the parcel herein described;

thence North 60° 54' 22" West a distance of 40.00 feet to a iron pin set in westerly right of way line, said point being 40.00 feet left of centerline station 85+65.00;

thence North 10° 10' 10" East a distance of 37.00 feet to an iron pin set, said point being 52.00 feet left of centerline station 86+00.00;

thence North 14° 31' 11" East a distance of 51.66 feet to an iron pin set, said point being 65.00 feet left of centerline station 86+50.00;

thence North 26° 43' 05" East a distance of 120.61 feet to an iron pin set in Grantor's north line, said point being 70.00 feet left of centerline station 87+70.51;

thence South 65° 04' 00" East along Grantor's north property line a distance of 70.18 feet to a point, said point being Grantor's northeast corner and centerline station 87+75.60, passing through an iron pin set at 22.30 feet, being 47.76 feet left of centerline station 87+72.12;

thence South 29° 05' 38" West along the centerline and Grantor's east line a distance of 210.60 feet to the point of beginning. Subject to all legal rights-of-way, easements, and restrictions, if any, of previous record.

The above described area is contained within the Union County Auditor's Permanent Parcel Number 28-0009017.000 map # 089-00-00-001.000 and contains 0.295 acres, more or less, which includes 0.024 acres in the existing slope easement and also includes 0.207 acres in the present road occupied.

Grantor claims title by instrument recorded in Deed Volume 319, Page 223, Union County Recorder's Office.
This descripton was prepared and reviewed on September 6,2006 by Edward P. Ferris, Registered Surveyor No. 6027, E.P. Ferris & Associates, Inc..

This description is based on a field survey performed by E.P. Ferris & Associates, Inc. on June 26,2006 under the directon and supervision of Edward P. Ferris, Registered Surveyor No. 6027.

The basis of bearings are based on the Ohio State Plane Coordinate System NAD 1986 (ODOT V.R.S. and GEOID 99), North Zone and being N 29° 05' 38" E for the centerline of State Route 4 as established by the Ohio Department of Transportation, District 6 and verified by E.P. Ferris & Associates, Inc.

The stationing for the centerline of State Route 4 is based on an alignment as shown on State of Ohio Department of Highways Right-of-Way plans of the Marysville-Marion Road (S.R. 4) Sec. (13.20-23.61) Paris Township. Recorded in Plat Book 3, Page 29, Union County Recorder, Dated April 29,1954
Monuments referred to as Iron Pins Set are "ó inch diameter x 30 inch long iron rebar with a 2 inch diameter aluminum cap marked "O.D.O.T. R/W EP Ferris 6027"

Grantor conveys all of the property described above, except they reserve all mineral rights and the right of ingress and egress to and from State Route 4 for himself and his heirs, executors, administers and assigns.

TRACT III:

Real estate situated in the County of Union, in the State of Ohio, and in the Township of Paris, being part of Survey No. 5392, and bounded and described as follows:

Beginning at a stone in the west line of Survey No. 53 92, and in the center of the Marysville and Kenton improved highway, witness a stone N. 83° E. in side of the grade, it being the northwest comer to Samuel Westlake's Farm; thence with the northerly line of said Westlake land N. 83° E. 122 poles to a stake and tile; thence N. 7° W. 77.58 poles to a stake, corner to the lands of Orville McMahon and Hazel McMahon; thence S. 82° 45' W. with the said McMahon line 122 poles to the center of said Marysville and Kenton improved highway; thence with the center of said Highway S. 79° E. 75.64 poles to the place of beginning.

Containing 59 acres, more or less, subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING:

Real estate situated in Paris Township of Union County, Ohio; in the V.M.S. No. 5392; being part of the 59 acre tract of Larry Fitzgerald (Deed Record 222, Page 336); and being further bounded and described as follows:

Beginning at a p.k. nail set at the southwest corner of the aforesaid 59 acre tract(said comer being in the road centerline of State Highway 31, 1733.50 feet northwesterly from the centerline of Echo Drive (C.H. 144) as established by J. Donald Hart, Surveyor, May 17, 1978, see Deed Book 277, Page 867); thence with the highway centerline North 7° 35' 00" West, 175.00 feet to a pony spike set; thence parallel with the 59 acre tract South line, North 82° 50' 15" East, 785.00 feet to a set iron pipe (passing a set iron pipe at 40.00 feet); thence parallel with State Highway 31, South 7° 35' 00" East, 175.00 feet to an iron pipe set in the South line of the 59 acre tract; thence with said South line, South 82° 50' 15" West, 785.00 feet to a p.k. nail set in the centerline of State Highway 31 at the point of beginning (passing an iron pipe set at 745.00 feet);
ALSO, right of access to the herein described tract along the existng Larry Fitzgerald residence drive along the North side of the herein described tract, including access across the lands lying between said drive and the herein described tracfs North line.

Bearing assumed from the above referenced Hart survey.

The tract as described from an actual field survey performed on or about April 20, 1988, by Registered Surveyor James A. Page
(S-6034), contains 3.154 acres, more or less, subject to all previous easements and rights of way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-5456/S-6034. The survey is recorded in Survey Record 11 in the Office of the Union County Engineer.
ALSO EXCEPTING THEREFROM THE FOLLOWING:
Real estate situated in the State of Ohio, County of Union, Township of Paris, being part of V.M.S. No. 5392, and bounded and described as follows:

Commencing at a point in the center of State Highway Route No. 31, said point being the southwesterly corner of the Larry Fitzgerald 59 acre tract described in Union County Deed Record Volume 222, Page 336, said point bears with said road centerline northwesterly 1733.50 feet from the centerline of Echo Drive (C.H. No. 144); thence with the centerline of said S.H. No. 31, North 7° 35' West524.70 feet to the true point of beginning; thence continuing with said road centerline North 7° 35' West 100 feet to a point; thence North 82° 45' East (passing over an iron pin at 40 feet) 340 feet to an iron pin; thence South 7° 35' East 100 feet to an iron pin; thence South 82° 45' West (passing over an iron pin at 300 feet) 340 feet to the point of beginning.

Containing 0.781 of an acre, more or less, but subject to the legal road right of way and to all other easements of record.

The above description prepared by J. Donald Hart, Registered Surveyor No. 3802, from an actual survey of the premises made May
17, 1978. Plat of survey is recorded in Union County Survey Record Volume 8, Page 433.

Being a part of the 59 acre tract described in Union

County Deed Record Volume 222, Page 336. ALSO

EXCEPTING THEREFROM THE FOLLOWING:

Real estate situated in the State of Ohio, County of Union, Township of Paris, being part of V.M.S. 5392, and bounded and described as follows:

Commencing at a point in the center of State Highway Rt. No. 31, said point being the southwesterly corner of the Larry Fitzgerald 59 acre tract described in Union County Deed Record Volume 222, Page 336, said point bears with said road centerline northwesterly 1733.50 feet from the centerline of Echo Drive (C.H. No. 144); thence with the centerline of S.H. No. 31, North 7° 35' West424.70 feet to the true point of beginning; thence continuing with said road centerline North 7° 35' West 100 feet to a point, being the southwesterly corner of the Jerry Daniel Fitzgerald 0.781 acre tract described in Union County Deed Record Volume 277, Page 867; thence with the southerly line of said tract North 82° 45' East(passing over an iron pin at 40 feet) 340 feet to an iron pin at the southeasterly corner of said tract; thence South 07° 35' East 100 feet to an iron pin; thence South 82° 45' West(passing over an iron pin at 300 feet) 340 feet to the point of beginning. Containing 0.781 of an acre, more or less, but subject to the legal road right of way and to all other easements of record.
The above description prepared by J. Donald Hart, Registered Surveyor No. 3802, from an actual survey of the premises made May 14, 1979. Plat of survey is recorded in Union County Survey Record Volume 8, Page 433. Being a part of the 59 acre tract described in Union County Deed Record Volume 222, Page 336.

ALSO EXCEPTING THEREFROM THE FOLLOWING;

Real estate situated in Paris Township of Union County, Ohio, in the Virginia Military Survey No. 5392; being part of the 59 acre tract (now shown on current tax maps as being 54.284 acres) of J.L. Fitzgerald, aka Larry Fitzgerald, and Barbara A. Fitzgerald (Deed Record 222, Page 336, and Deed Record 319, Page 223) , and being further bounded and described as follows:

Beginning for reference at a p.k. nail found at the southwest corner of the aforesaid 59 acre tract(said comer being in the centerline of St. Hwy. 31, 1733.50 feet northwesterly from the centerline of Co. Hwy. 144 (Echo Drive) as established by J. Donald Hart, Surveyor, May 17, 1978, see Deed Record 277, Page 867);

thence with the highway centerline N. 07° 35' 00" W. (reference bearing), 624.12 feet to a p.k. nail set on at the northwest corner of a 0.781 acre tract of land owned by J, D. Fitzgerald (Deed Record 277, Page 867) and the true place of beginning;

thence continuing with the road centerline N. 07° 35' 00" W. 187.64 ft. to a point at the northwest corner of the herein described tract of land;

thence with the existing fence line and passing along the North line of a machinery shed, N. 82° 09' 43" E. 340.14 ft. to an iron pipe set (passing a set iron pipe on the road right of way at 40.00 ft.);

thence S. 07° 34' 04" E. 191.01 ft. to a found iron bar at the northeast corner of the aforesaid mentioned 0.781 acre tract;

thence with the north line of said 0.781 acre Fact, S. 82° 43' 46" W. 34 0.09 ft. to the place of beginning in the centerline (passing a found iron bar at 300.09 ft.) .

Bearing (N. 07° 35' 00" W) assumed from the above referenced Hart survey, 1979, Survey Record 8, Page 433.

The tract as described from an actual field survey performed on or about December 21, 1992, by Registered Surveyor James A. Page (PS-6034) of Page Engineering, Inc. of Marysville, Ohio, Contains 1.478 acres, more or less, subject to all previous easements and rights of way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is recorded in Survey Record 13 in the Office of the Union County Engineer.

Containing in Tract III after all exceptions, 52.8060 acres, more or less.

TRACT IV:

Situated in the County of Union, Township of Paris, and State of Ohio. Being part of Survey #5392. Beginning at a stake in the center of the Marysville and Richwood gravel road and at northeasterly comer to Samuel Westlake's land (witness a stone South 83° West in the side of the grade) ; thence with the northerly line of said land South 83° West 80 poles to a stake and tile; thence North 7° West 121.75 poles to a stone and tile; thence South 68° East 134.88 poles to a stake in the center of the Marysville and Richwood gravel road; thence with the center of said gravel road South 26° 30' West 67.10 poles to the place of beginning. Containing 58.47 acres, more or less.

AND ALSO: Situated in the County of Union, Township of Paris, and State of Ohio, Survey #5392. Beginning at a stake in the center of the Marysville and Richwood gravel road southeasterly comer to Samuel Westlake's land, (witness a stone, South 83° West inside of grade); thence with two consecutive lines of said land, South 83° West 119.64 poles to a stone and North 8° West 63.50 poles to a stone, Northwest corner to said Samuel Westlake's land, in the center of the Amrine and Wood Road, and North line of Survey #5392; thence with the center of said road (and survey line) South 82° 30' West 57 poles to a stone and tile; thence South 7° East 87.13 poles to a stone and tile; thence South 68° East 134.88 poles to a stake in the center of the said Marysville and Richwood gravel road; thence with the center of said road, North 26° 30' East 108.40 poles to the place of beginning. Containing 79-1/8 acres, be the same more or less.

EXCEPTING THEREFROM THE FOLLOWING;
Real estate situated in the County of Union, in the State of Ohio, and in the Township of Paris, V.M.S. No. 5392, and bounded and described as follows:

Beginning at a point in the center of State Highway Route No. 4 as now located, said point being the southeasterly corner of the 58.47 acre tract described in Union County Deed Volume 210, Page 473; thence with the southerly line of said tract South 83° 00' West (passing over an iron pin at 47.9 feet) 1321.5 feet to an iron pin at the southwesterly corner of said tract; thence with the westerly line of said tract North 7° 28' West 1281.7 feet to a railroad rail corner post at the northeasterly corner of the Larry Fitzgerald 59 acre tract; thence North 82° 01' East 587 feet to an iron pin in the center of the Baker Ditch; thence with four (4) consecutive lines following the meanderings of the centerline of said Baker Ditch South 60° 30' East 208 feet to an iron pin, North 76° 17' East 367.7 feet to an iron pin, North 83° 42' East 287 feet to an iron pin, and South 67° 50' East (passing over an iron pin at 561.7 feet) 601.8 feet to a point in the center of said State Highway Route No. 4; thence with the centerline of said road South 26° 20' West 1092 feet to the point of
beginning.

Containing 46.31 acres, more or less, but subject to the legal road right of way as recorded in the Union County Deed Record Volume 191, Page 37, and any other easements of record. Surveyed by J. Donald Hart, Registered Surveyor #3802. ALSO EXCEPTING THEREFROM THE

FOLLOWING:
Real estate situated in the State of Ohio, County of Union, Township of Paris, being part of V.M.S. No. 5392, and bounded and described as follows:
Beginning at a point in the northerly line of said V.M.S. No. 5392, being also in the center of theAmrine-Wood Road (C.H. No. 130-B), said point being the northeasterly corner of the Louis Lee 100.00 acre tract described in Union County Deed Record Volume 198, Page 642; thence with the centerline of said road, also being said northerly V.M.S. line North 82° 04' East940.50 feet to a point, being the northwesterly corner of the Gary J. and Marcia E. Lee 53.78 acre tract described in Union County Deed Record Volume 254, Page 312; thence with the westerly line of said 53.78 acre tract, and said line produced, South 8° 08' East(passing over iron pins at 24 feet and at 2253.87 feet) 2267.87 feet to a point in the center of the Baker Ditch, being in a northerly line of the J.L. Fitzgerald 46.31 acre Fact described in Union County Deed Record Volume 223, Page 452; thence along three consecutive northerly lines of said 46.31 acre tract South 76° 17' West214.70 feet, North 60° 30' West 208 feet, and South 82° 01' West (passing over an iron pin on the bank of said Baker Ditch at 37.80 feet) 587 feet to a railroad rail corner post at the southeasterly corner of the above mentioned Louis Lee 100.00 acre tract; thence with the easterly line of said Fact North 7° 28' West (passing over an iron pin at 2139.75 feet) 2163.75 feet to the point of beginning.

Containing 48.13 acres, more or less, but subject to the legal road right of way, and to all other easements of record.
The above description prepared by J. Donald Hart, Registered Surveyor No. 3802, from an actual survey of the premises made in January 1973. See Survey Book 7, Page 430, Union County Engineer's Office.
36.97 acres, more or less, being out of a 79.12 acre tract, and 11.16 acres, more or less, being out of a 58.47 acre tract, both tracts described in Union County Deed Record Volume 210, page 473.

ALSO EXCEPTING THEREFROM THE FOLLOWING;
Real estate situated in the State of Ohio, County of Union, Township of Paris, being part of V.M.S. No. 5392, and bounded and described as follows:

Commencing at a point in the center of State Highway Route No. 4 (formerly known as the Marysville and Richwood Gravel Road) , said point bears with said road centerline southwesterly 1246.85 feet from the center of the Amrine-Wood Road (C.H. No. 130-B) , said point being the northeasterly comer of the Eugene M. and Celeste B. Dawson 79.12 acre tract described in Union County Deed Record Volume 210, Page 473; thence with the centerline of said S.H. No. 4 South 26° 20' West 1216.34 feet to the true point of beginning; thence continuing with said road centerline South 26° 20' West 310.00 feet to a point; thence North 65° 30' West(passing over an iron pin at 45 feet) 702.94 feet to an iron pin; thence North 26° 20' East310.00 feet to an iron pin; thence South 65° 30' East (passing over an iron pin at 657.94 feet) 702.94 feet to the point of beginning.

Containing 5.00 acres, more or less, but subject to the legal road right of way, and to all other easements of record. State Highway easement is recorded in Union County Deed Record Volume 191, Page 37.

The above description prepared by J. Donald Hart, Registered Surveyor No. 3802, from an actual survey of the premises made January 27, 1979. Plat of survey is recorded in Survey Record Volume 9, Page 33.
Being part of the 79.12 acre tract described in Union County Deed Record Volume 210, Page 473.

ALSO EXCEPTING THEREFROM THE FOLLOWING:
Real estate situated in Paris Township of Union County, Ohio; in the Virginia Military Survey Number 5392; being part of the 38.15 acre tract of Rita Jo and John S. Rausch (Deed Record 301, Page 722); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of State Route 4 and County Home Road (C.R. 132-A) .

Thence North 28° 28' 31" East (assumed bearing), 2423.08 feet along said centerline of State Route 4 to a railroad spike set at centerline station 87+74.2, also being the approximate centerline of Baker Ditch, the eastern most corner of the 46.31 acre tract of J.L. and Barbara A. Fitzgerald (Deed Record 319, Page 223, unindexed plat), and the southernmost corner of said 38.15 acre tract, marking the TRUE POINT OF BEGINNING.

Thence North 65° 41' 29" West, 453.87 feet with the northeast line of said 46.31 acre tract, and said approximate centerline of Baker Ditch (passing over an iron pipe set at 47.89 feet) to an iron pipe set;

Thence North 28° 28' 31" East, 297.79 feet to an iron pipe set on the southwesterly line of the 5.00 acre tract of Leo Berbee Bulb Company, Inc. (Deed Record 278, Page 341 and Survey Record 9, Page 33).

Thence South 63° 23' 35" East, 452.91 feet along said southwesterly line (passing over an iron rod found at 408.01 feet) to a railroad spike set on said centerline of State Route 4;

Thence South 28° 28' 31" West, 279.58 feet with said centerline to the TRUE POINT OF BEGINNING.

Bearing assumed from Survey Record 14, Page 297. The tract as described from an actual field survey performed on or about July 16, 1996, by Registered Surveyor Joseph P. Priday (S-7277) contains 3.00 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30"
galvanized pipe with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer. Leaving after said exceptions in Tract IV, 35.15 acres, more or less.

EXHIBIT "A" LEGAL DESCRIPTION
Title Commitment No. 24-577, dated April 25, 2024 at 7:00 a.m., issued by First American Title,

The Land referred to herein below is situated in the County of Union, State of Ohio, and is described as follows:
Real estate situated in Paris Township of Union County, Ohio; in the Virginia Military Survey Number 5392; being part of the 59 acre tract of Larry Fitzgerald (Deed Record 222, Page 336); and being further bounded and described as follows:

Beginning at a p.k. nail set at the southwest corner of the aforesaid 59 acre tract (said comer being in the road centerline of State Highway 31, 1733.50 feet northwesterly from the centerline of Echo Drive (CH 144) as established by J. Donald Hart, Surveyor, May 17, 1978, see Deed Book 277, Page 867);

thence with the highway centerline North 7° 35' 00" West, 175.00 feet to a pony spike set;

thence parallel with the 59 acre tract South line, North 82° 50' 15" East, 785.00 feet to a set iron pipe (passing a set iron pipe at 40.00 feet);

thence parallel with State Highway 31, South 7° 35' 00" East, 175.00 feet to an iron pipe set in the South line of the 59 acre tract

thence with said South line, South 82° 50' 15" West, 785.00 feet to a p.k. nail set in the centerline of State Highway 31 at the point of beginning (passing an iron pipe set at 745.00 feet);

Also, right of access to the herein described bact along the existing Larry Fitzgerald residence drive along the North side of the herein described tract, including access across the lands lying between said drive and the herein described tracfs North line.

Bearing assumed from the above referenced Hart survey.
The tract as described from an actual field survey performed on or about April 20, 1988, by registered surveyor James A. Page (S4034), contains 3.154 acres, more or less, subject to all pre-vious easements and rights of way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-5456/S-6034. The survey is recorded in survey record 11 in the Office of the Union County Engineer.

Excepting therefrom the following:

Situated in the State of Ohio, County of Union, Paris Township, V.M.S. 5392, and being part of a tract conveyed to J. Daniel and Rebecca S. Fitzgerald (hereinafter known as the "Grantor") by Deed Volume 307, Page 91 of said county records.

Being a parcel of land lying on the left side of the centerline of right of way of S.R. 31 (original) as shown on the centerline plat of UNI-31-1.49 as recorded in Instrument Number 201704030002681 of the records of Union County and being further described as follows:

Commencing, for reference, at the southwesterly corner of V.M.S. 5392, said comer being 14.50 feet right of State Route 31 (relocated) station 17+27.94 and being witnessed by a 3/4 inch rebar (set), with aluminum cap, inside of a monument box, on the southerly line of V.M.S. 5392, where said line intersects the centerline of State Route 31 (relocated) at station 17+28.01; thence, along the westerly line of V.M.S. 5392, North 04 degrees 41 minutes 40 seconds West, a distance of 1109.74 feet to the northwesterly corner of a tract in the name of Three D Properties LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201704100002857 and the southwest corner of the grantor, said comer being at State Route 31 (original) station 106+18.21 and the Point of Beginning of the parcel herein described; Thence, clockwise along the following six (6) courses;

Thence, continuing along said V.M.S. line, North 04 degrees 41 minutes 40 seconds West, a distance of 175.00 feet to the southwesterly corner of a tract in the name of J. Daniel Fitzgerald, Trustee of the John Lawrence Fitzgerald Trust Dated Jan 2nd, 2007 (50% Interest) and J. Daniel Fitzgerald, Trustee of the Barbara A. Fitzgerald Trust Dated Jan 2nd, 2007 (50% Interest), as recorded in Official Record 717, Page 160, said corner being at State Route (original) station 104+43.21;

1. Thence, leaving said centerline, along the southerly line of said Fitzgerald tract, North 85 degrees 20 minutes 46 seconds East, a distance of 40.00 feet to a 5/8 inch rebar (set), with cap stamped "GPD", on the easterly existing right of way line of State Route 31, 40.00 feet left of State Route 31 (original) station 104+43.24;

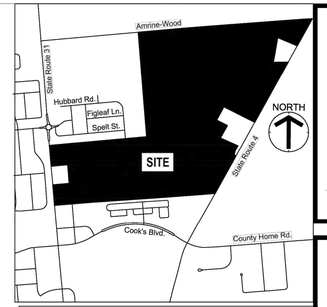
2. Thence, leaving said property line, along said existing right of way line, South 04 degrees 41 minutes 40 seconds East, a distance of 81.76 feet to a 5/8 inch rebar (set), with cap stamped "GPD", 40.00 feet left of State Route 31 (original) station 105+25.00;

3. Thence, leaving said existing right of way line, North 85 degrees 18 minutes 20 seconds East, a distance of 5.00 feet to a 5/8 inch rebar (set), with cap stamped "GPD", 45.00 feet left of State Route 31 (original) station 105+25.00;

4. Thence, South 04 degrees 41 minutes 40 seconds East, a distance of 93.61 feet to a 5/8 inch rebar (set), with cap stamped "GPD", on the northerly line of said Three D Properties LLC tract, 45.00 feet left of State Route 31 (original) station 106+18.61;

5. Thence, along said property line, South 85 degrees 48 minutes 57 seconds West, a distance of 45.00 feet to the Point of Beginning, containing 0.1716 acres, of which the present road occupies 0.1608 acres, and is contained within Union CountyAuditor's Permanent Parcel No. 28-0009002.1000 (Parcel Map No. 089-00-00-035.000).

The bearings for this description are based on the west line of V.M.S. 5392 being South 04 degrees 41 minutes 40 seconds East, using Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).
This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Marysville, Union County, Ohio in April, 2016.



VICINITY MAP - NOT TO SCALE

LAT / LONG: 40.271435° / -83.364493°

SCHEDULE B - SECTION II

Title Commitment No. 24-577, dated April 25, 2024 at 7:00 a.m., issued by First American Title, was used as reference to this survey. The following easements were contained within:

Items 1-9 and 16-18 are not survey related.

10. Temporary Easement to The City of Marysville, recorded in Instrument No. 201712110010189, Union County Records.
Located on surveyed property as shown.

11. Easement to Union Rural Electric Cooperative, Inc., Official Record Volume 461, Page 031, Union County Records.
Located on surveyed property as shown.

12. Easement to Dayton Power and Light Company, dated 10/10/1973, recorded in Deed Volume 260, Page 172, Union County Records.
Re-recorded in Deed Volume 297, Page 198, Union County Records.
Not Located on surveyed property as shown.

13. Sewer easement dated 12/30/1992 and recorded in Deed Volume 332, Page 69, Union County Records.
Located on surveyed property. No width provided. The center approx. shown hereon.

14. Easement to Dayton Power and Light Company dated 9/22/48 and recorded in Deed Volume 179, Page 445, Union County Records.
Located on surveyed property. No width provided. The center of easement is shown hereon.

15. Oil and Gas Lease filed for record in Lease Volume G, Page 529, Union County Records.
No document provided.

SCHEDULE B - SECTION II

Title Commitment No. 24-578, dated April 25, 2024 at 7:00 a.m., issued by First American Title, was used as reference to this survey. The following easements were contained within:

Items 1-11, 17 and 20-26 are not survey related.

12. Easement to Union Rural Electric Cooperative, Inc., Official Record Volume 461, Page 025, Union County Records.
Located on surveyed property as shown.

13. Easement to Dayton Power and Light Company, dated 10/10/1973, recorded in Deed Volume 260, Page 172, Union County Records.
Re-recorded in Deed Volume 297, Page 198, Union County Records.
Located on surveyed property as shown.

14. Sewer easement dated 12/30/1992 and recorded in Deed Volume 332, Page 69, Union County Records.
Located on surveyed property. No width provided. The center approx. shown hereon.

15. Easement to Dayton Power and Light Company dated 9/22/48 and recorded in Deed Volume 179, Page 445, Union County Records.
Located on surveyed property. No width provided. The center approx. shown hereon.

16. Oil and Gas Lease filed for record in Lease Volume G, Page 529, Union County Records.
No document provided.

18. Easement for Highway Purposes to The State of Ohio, filed 7/9/1954, in Deed Volume 191, Page 37, Union County Records.
Located on surveyed property as shown.

19. Pipeline Easement to Ohio Fuel Gas Co., dated 4/28/30 and filed 6/23/30 at 10:00AM, in Deed Volume 132, Page 420, Union County Records.
Exceptions effecting Tract I, II, III and IV
Not located on surveyed property.

28. Easement for Highway Purposes to The State of Ohio, filed 7/9/1954, in Union County Records.
Located on surveyed property as shown.

29. Oil and Gas lease to Pure Oil recorded in Lease Volume H, Page 97, various assignments of record, Union County Records.
No document provided.

SURVEYOR'S CERTIFICATION:

TO: First American Title (ii) Rockford Development Investments (RDI), LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 8, 9, 11(a), 13, 16, and 17 of Table A thereof. The fieldwork was completed on August 20, 2025.

Matthew Ackroyd, P.S. No. 8897 Date
matt.ackroyd@cesoinc.com
2800 Corporate Exchange Drive, Suite 400
Columbus, Ohio 43231

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-459-2259
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NSS
DRAWN BY: JDW
CHECKED BY: MCR

Marysville North
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5392

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	766765
Scale:	N/A
Drawn By:	CLD
Checked By:	MJA
Date:	8/21/2025
Issue:	N/A

Drawing Title:
ALTA/NSPS Land Title Survey

1 of 2

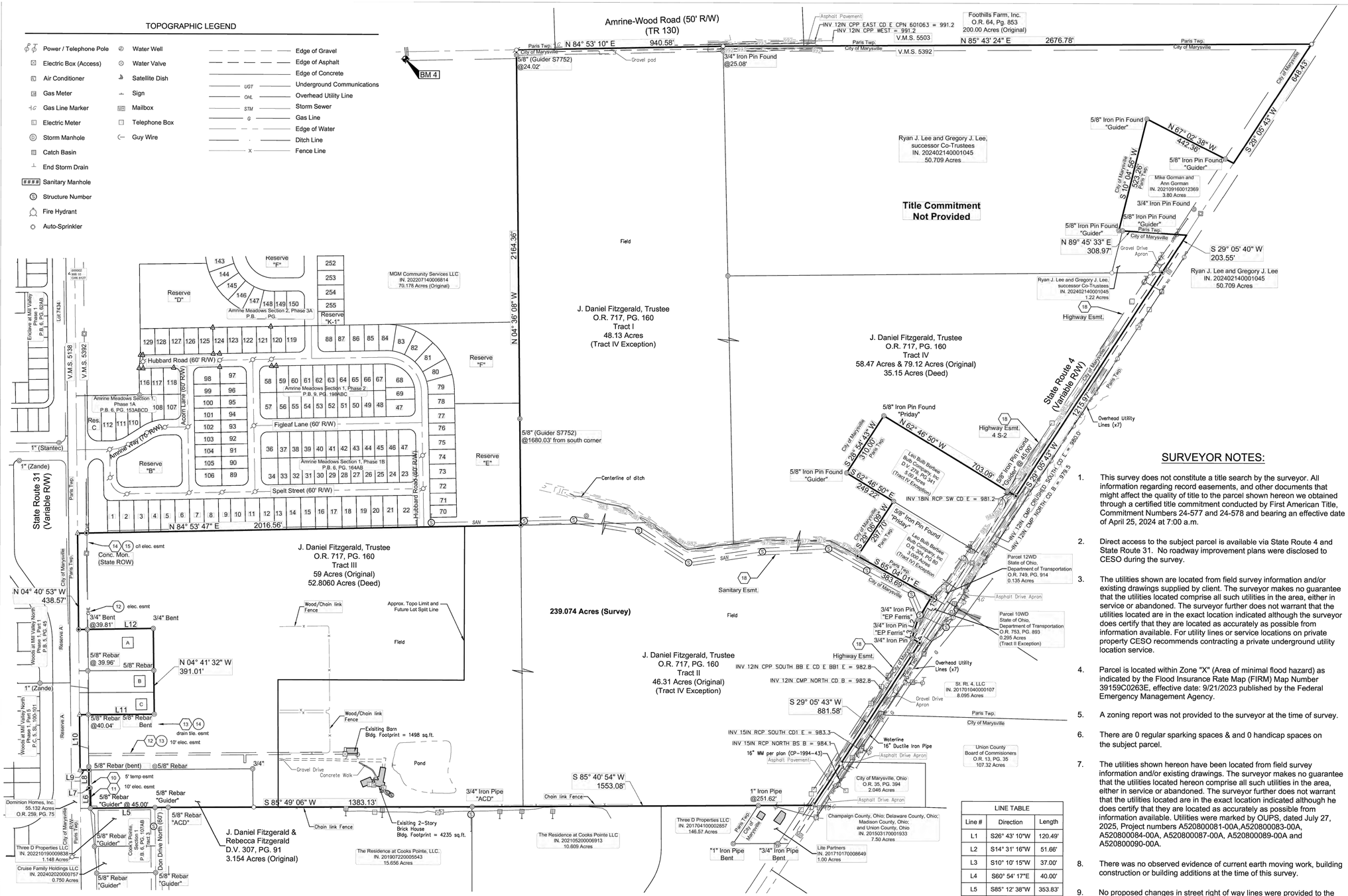
ALTA SURVEY

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
6/30/2026

KHA PROJECT NO.
190169004

SHEET NUMBER
18
OF 19



LINE TABLE		
Line #	Direction	Length
L1	S26° 43' 10"W	120.49'
L2	S14° 31' 16"W	51.66'
L3	S10° 10' 15"W	37.00'
L4	S60° 54' 17"E	40.00'
L5	S85° 12' 38"W	353.83'
L6	N04° 40' 53"W	93.12'
L7	S85° 19' 07"W	5.00'
L8	N04° 40' 53"W	81.63'
L9	S85° 33' 04"W	40.00'
L10	N04° 40' 53"W	251.66'
L11	N85° 36' 40"E	340.04'
L12	S85° 02' 37"W	339.97'

SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by First American Title, Commitment Numbers 24-577 and 24-578 and bearing an effective date of April 25, 2024 at 7:00 a.m.
2. Direct access to the subject parcel is available via State Route 4 and State Route 31. No roadway improvement plans were disclosed to CESO during the survey.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. Parcel is located within Zone "X" (Area of minimal flood hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39159C0263E, effective date: 9/21/2023 published by the Federal Emergency Management Agency.
5. A zoning report was not provided to the surveyor at the time of survey.
6. There are 0 regular sparking spaces & and 0 handicap spaces on the subject parcel.
7. The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available. Utilities were marked by OUPS, dated July 27, 2025, Project numbers A520800081-00A,A520800083-00A, A520800084-00A, A520800087-00A, A520800089-00A and A520800090-00A.
8. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
9. No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.

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

Revisions / Submissions

ID	Description	Date

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Project Number:	766765
Scale:	1"=200'
Drawn By:	CLD
Checked By:	MJA
Date:	8/21/2025
Issue:	N/A

Drawing Title:
ALTA/NSPS Land Title Survey

2 of 2

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-540-6949
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: NSS
DRAWN BY: JDW
CHECKED BY: MCR

Marysville North
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5392

ALTA SURVEY

PRELIMINARY PLAT
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
6/30/2026
KHA PROJECT NO.
190169004
SHEET NUMBER
19
OF 19

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190169004_Schottenstein_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\ALTA Survey.dwg ALTA Survey 2 Jun 30, 2026 7:26am by: nick.stoutfenger
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Exterior/Landscape Plan Application

MARYSVILLE NORTH SUB AREA C

City of Marysville, Delaware County, Ohio

Developer:

Schottenstein Homes
140 Mill Street, Suite A
Gahanna, Ohio 43230
Phone: (614) 478-1100
Contact: Steve Schottenstein
ss@schottensteinhomes.com

Land Planning/
Landscape Architecture:

EDGE
330 West Spring Street, Suite 350
Columbus, OH 43215
Phone: (614) 486-3343
Contact: Greg Chillog
gchillog@edgela.com

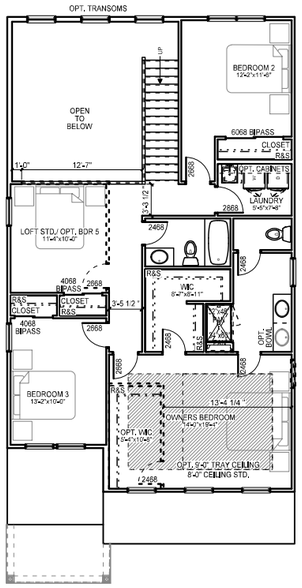
Civil Engineering:

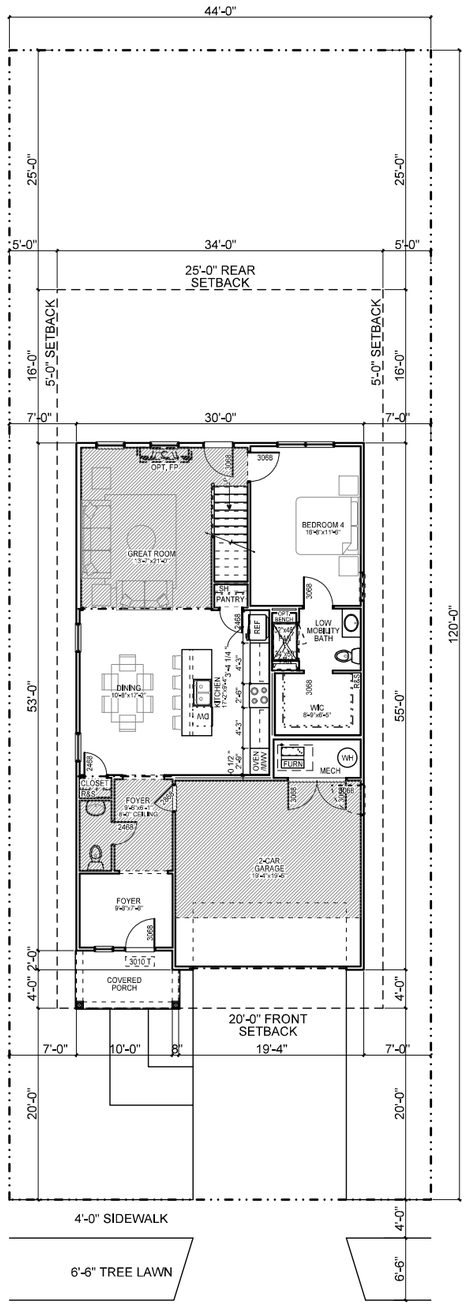
Kimley-Horn
7965 North High Street, Suite 200
Columbus, OH 43235
Phone: (614) 472-8963
Contact: Nick Stauffenger
nick.stauffenger@kimley-horn.com

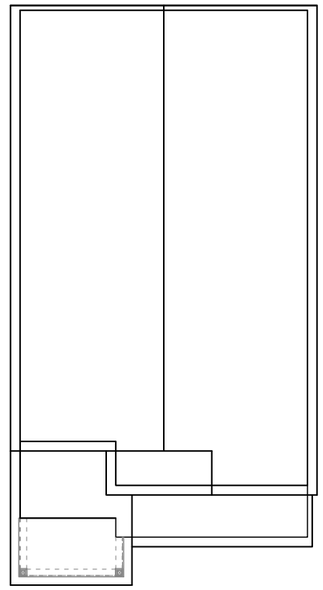
Submittal, Design Review Board: April 13, 2026
Revised Submittal, Design Review Board: May 6, 2026

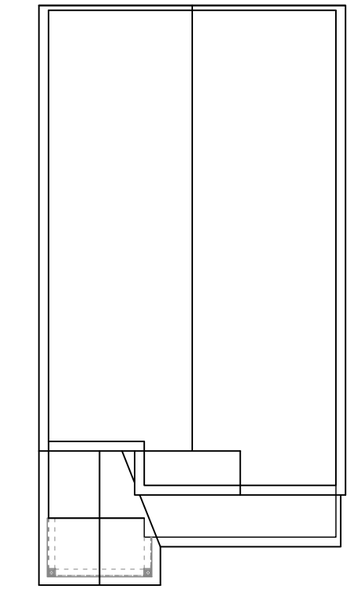
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ELEVATION A

ELEVATION B

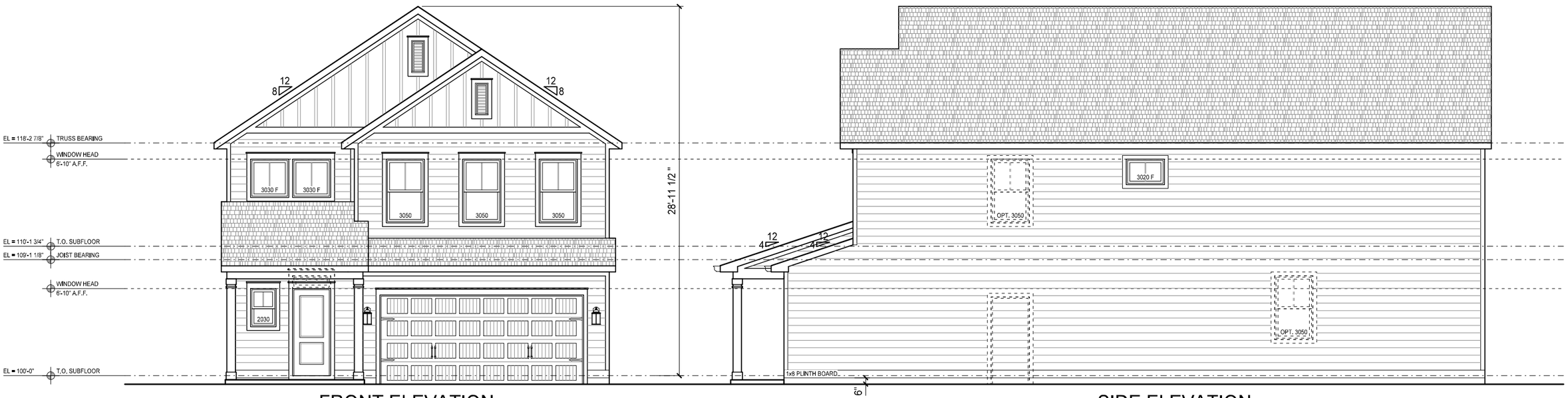
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FRONT LOAD SCHEME 10
ALEXANDER MODEL

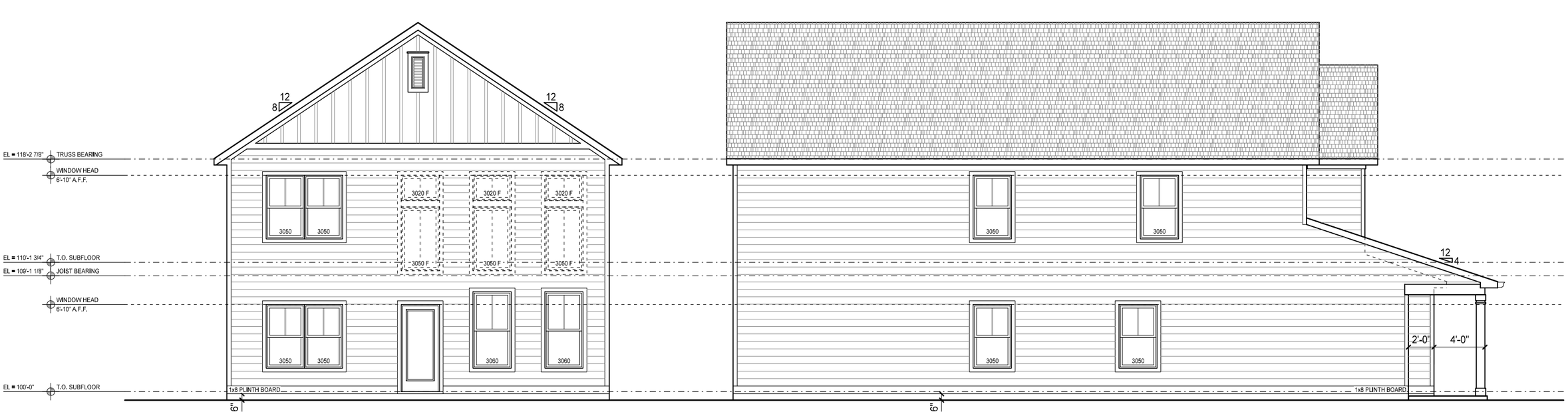
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

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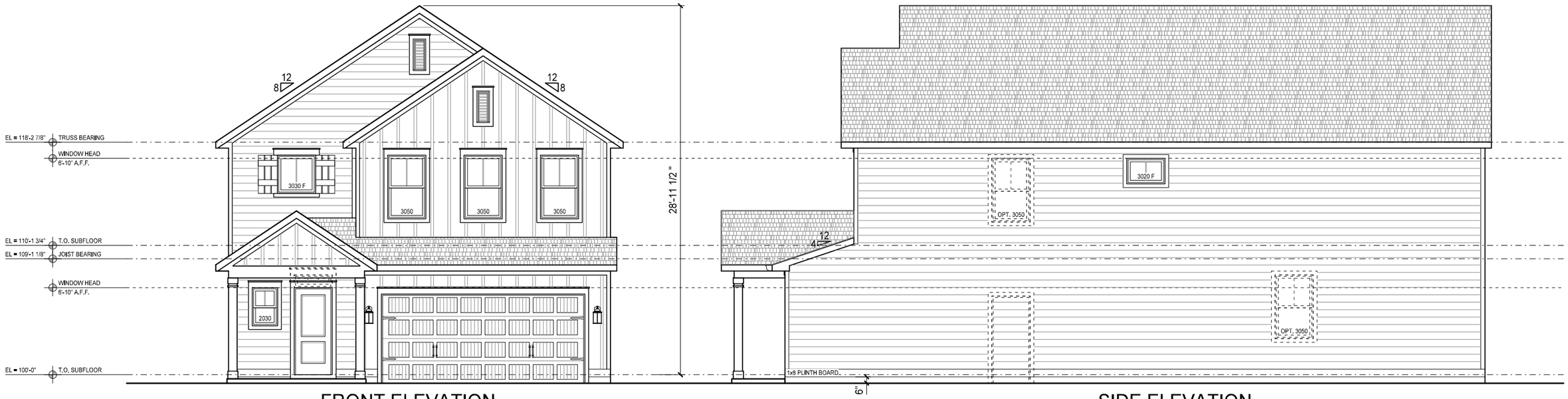
ALEXANDER ELEVATION A

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

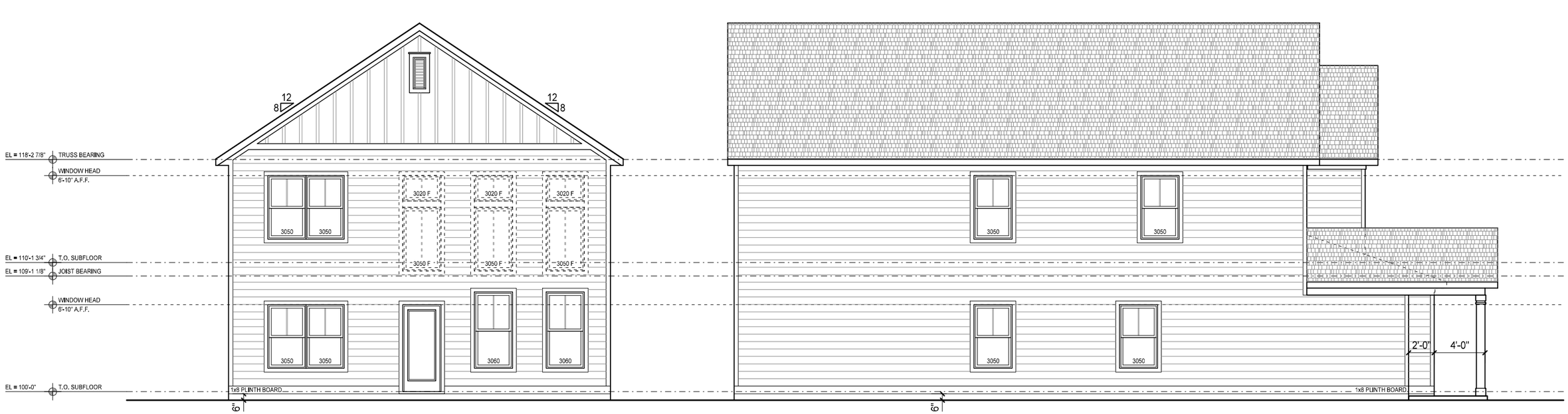
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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

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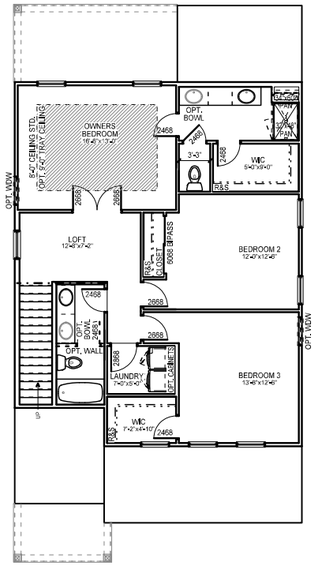
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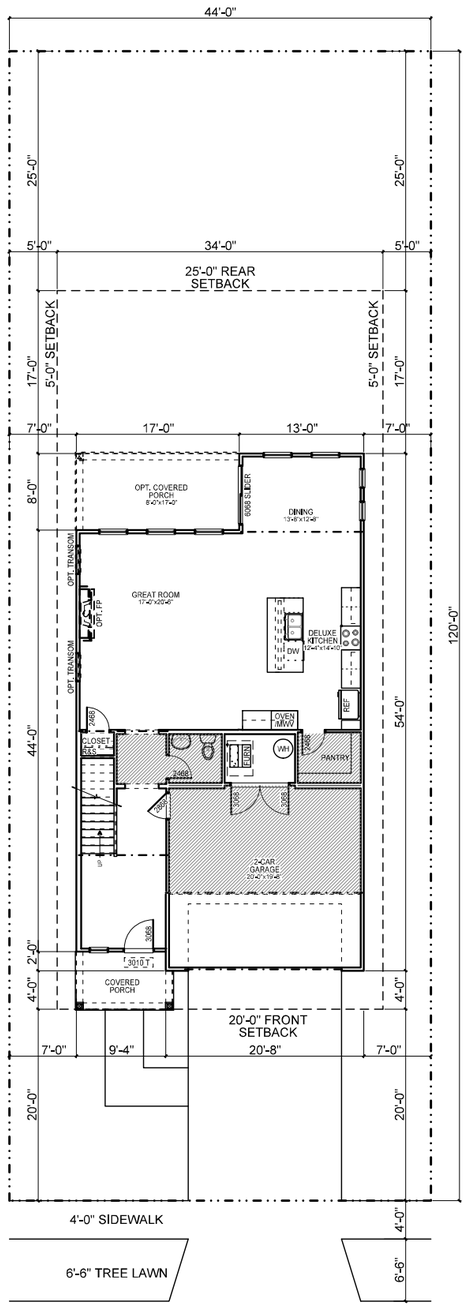
ALEXANDER ELEVATION B

SCALE: 1/4"=1'-0"

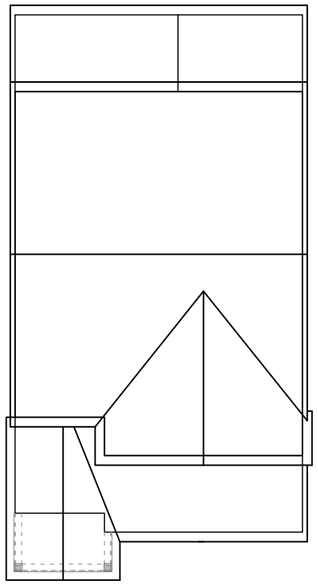
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

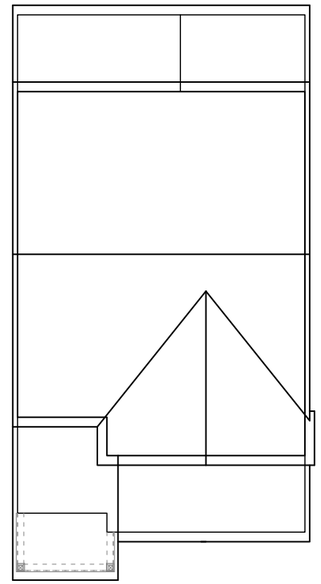
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FRONT LOAD SCHEME 6
THE AUGUSTA MODEL







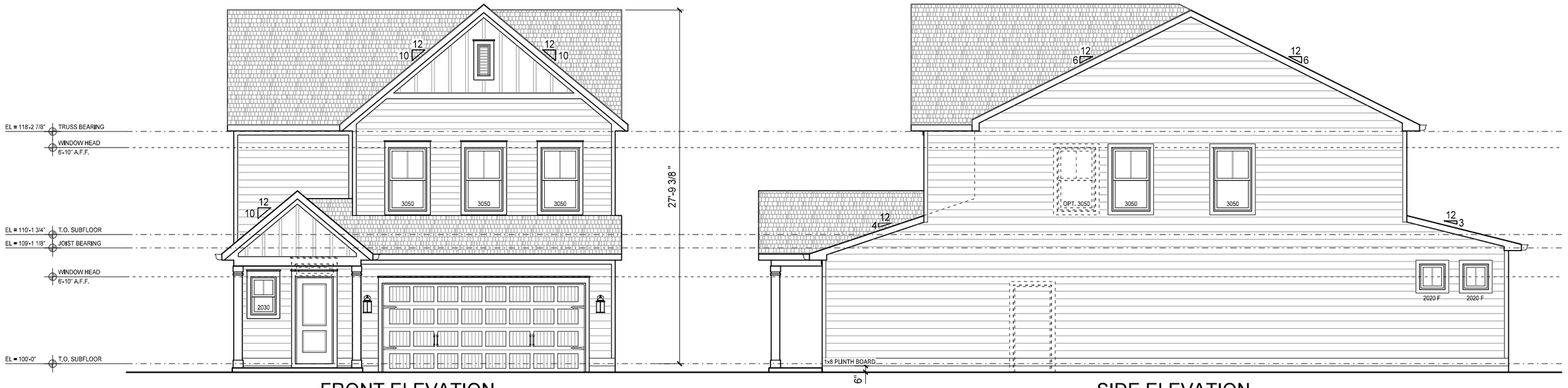
ELEVATION A

ELEVATION B

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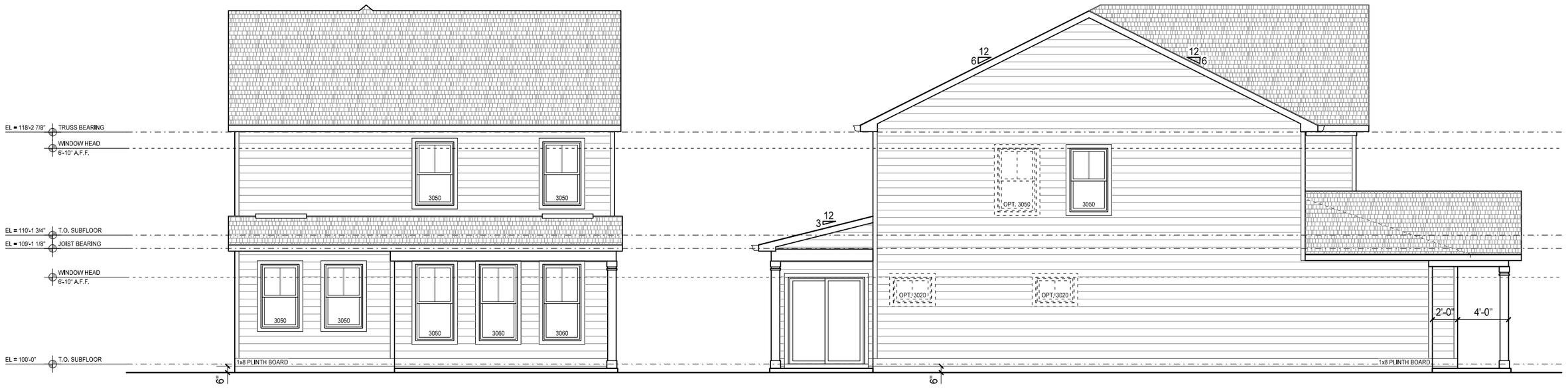
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

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AUGUSTA ELEVATION A

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

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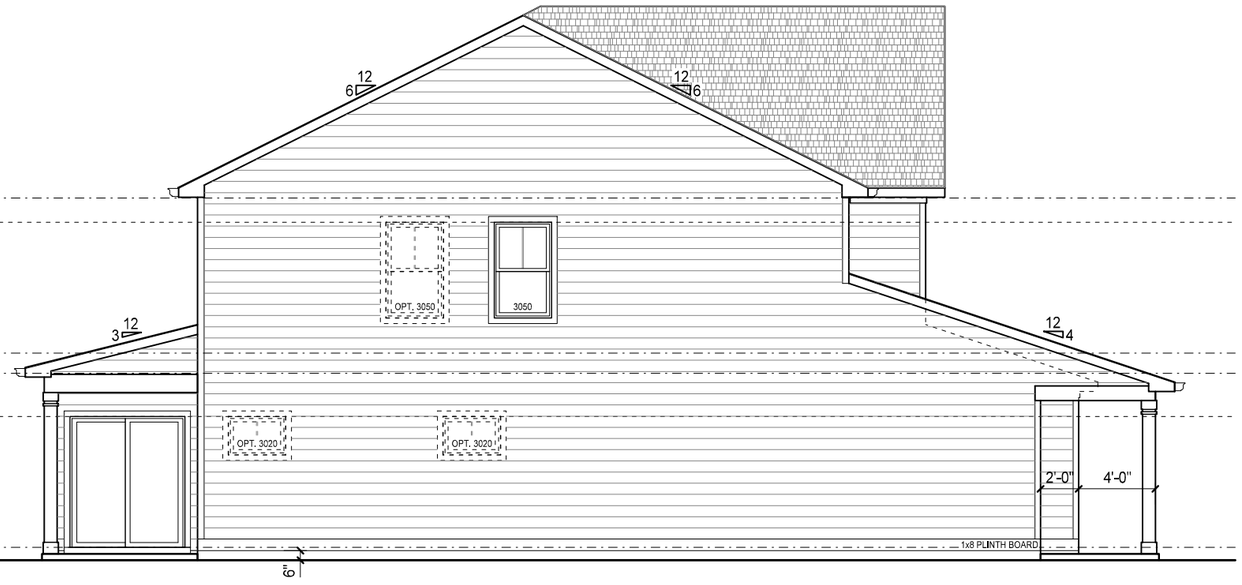
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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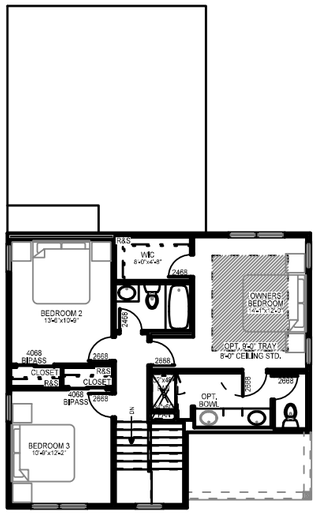
AUGUSTA ELEVATION B

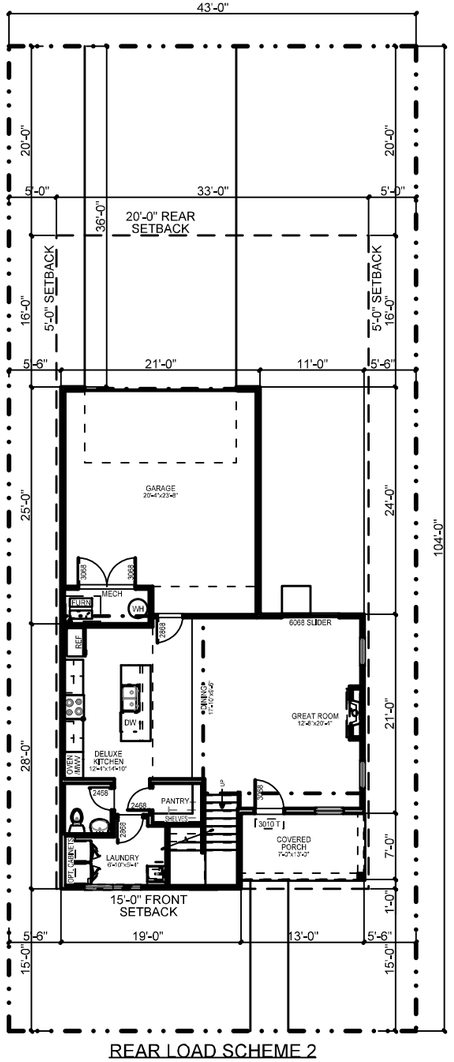
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NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

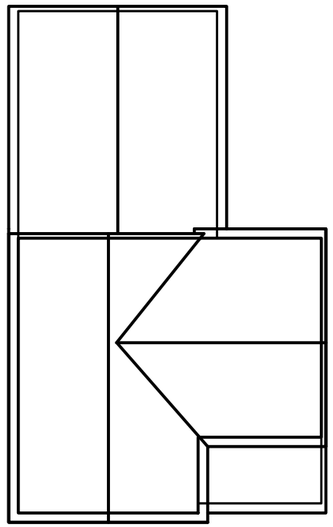
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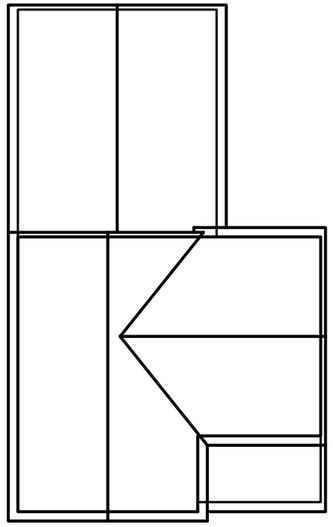
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REAR LOAD SCHEME 2







ELEVATION A

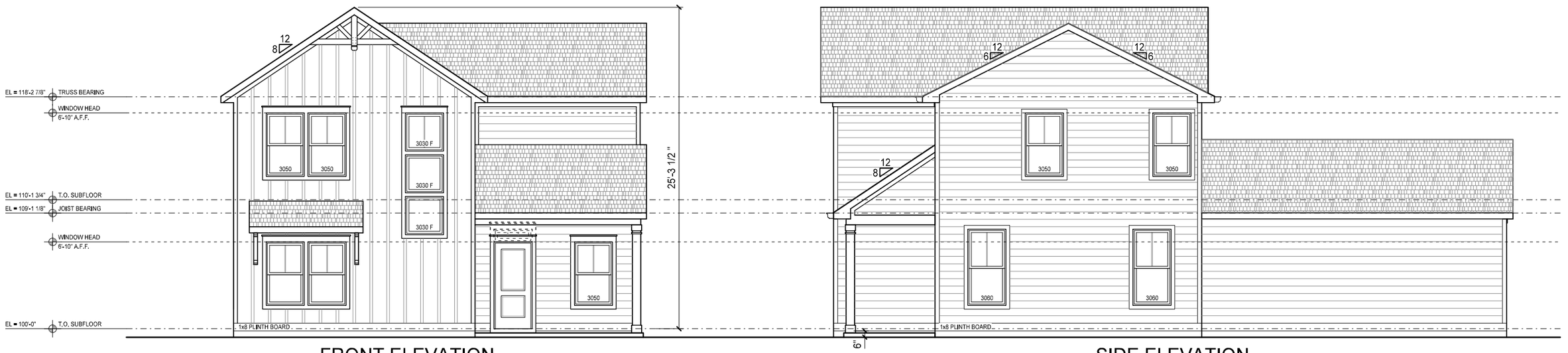
ELEVATION B

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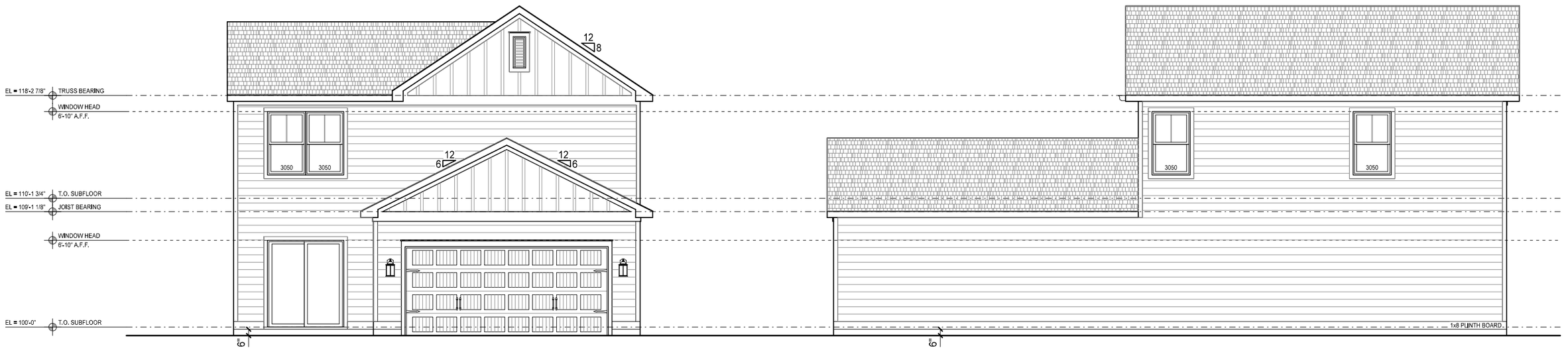
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

KEISER DESIGN GROUP

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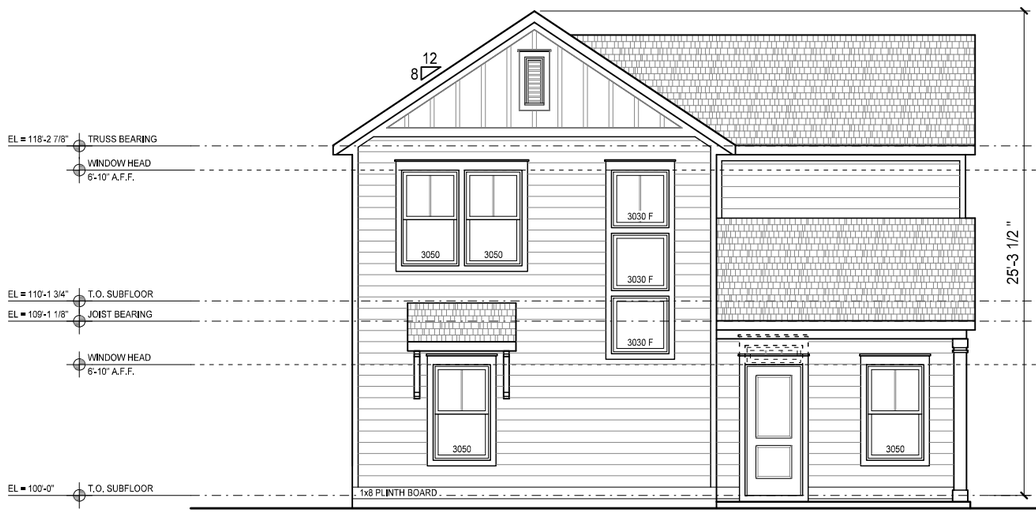
CAMDEN ELEVATION A

SCALE: 1/4"=1'-0"

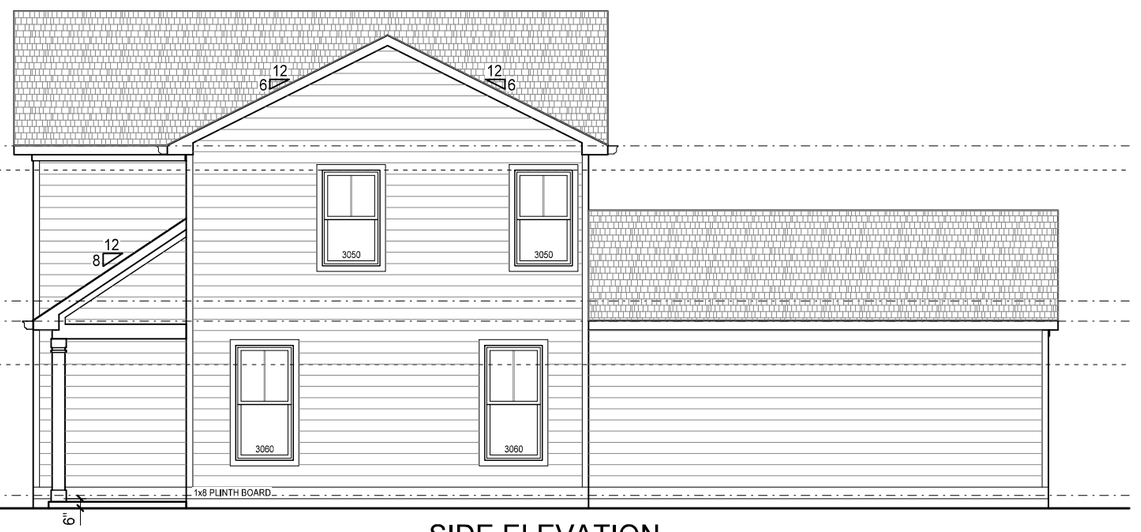
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

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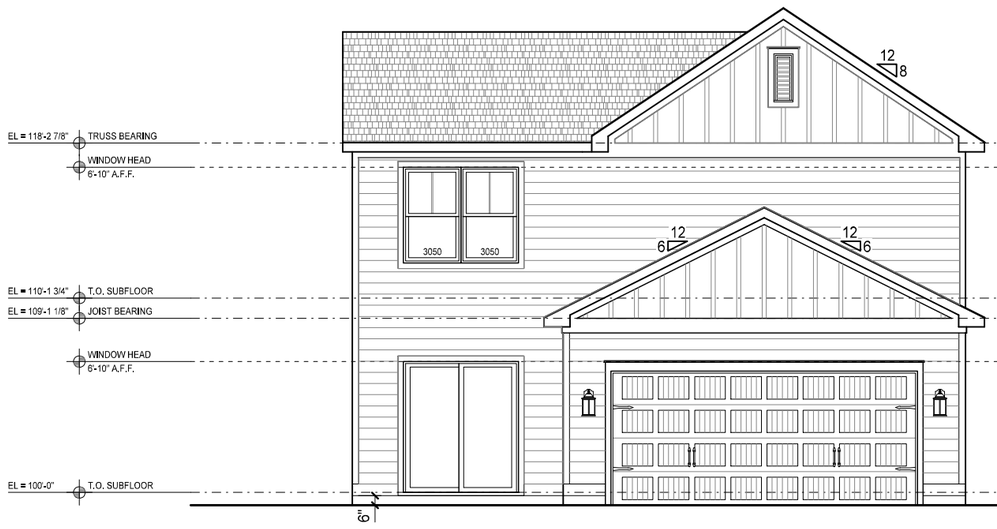
© 2026 Keiser Design Group, Inc.



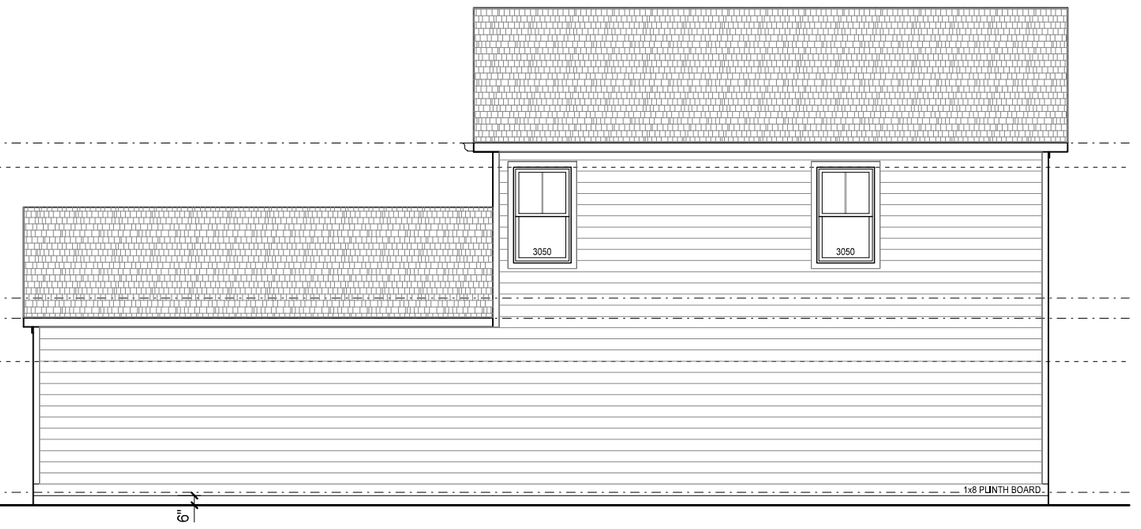
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

KEISER DESIGN GROUP

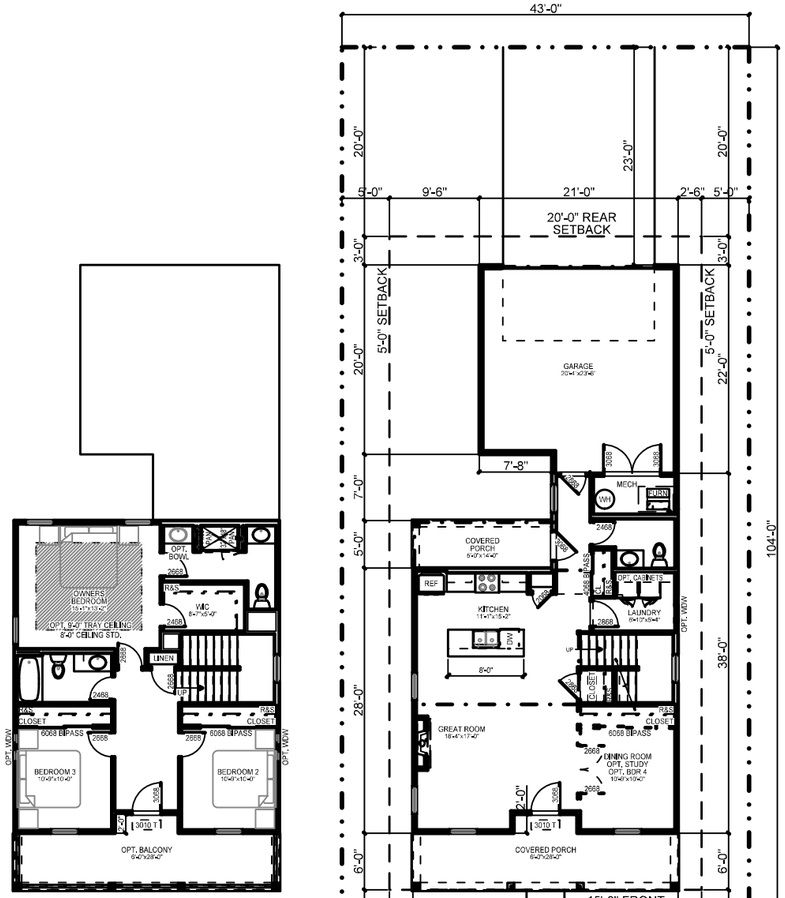
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CAMDEN ELEVATION B

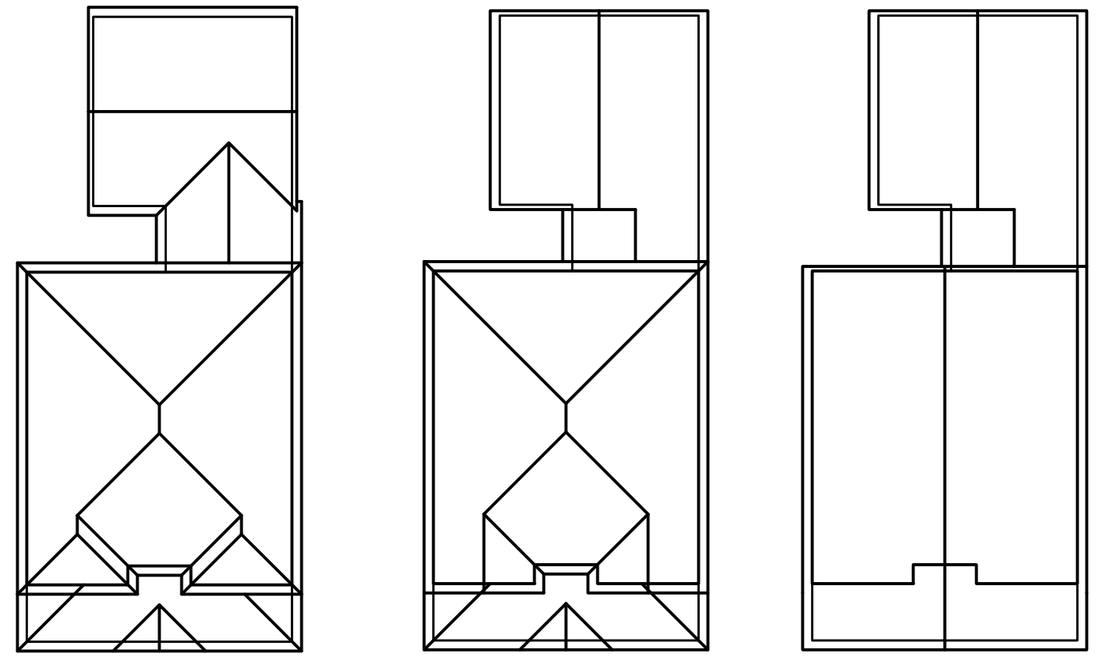
SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

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REAR LOAD SCHEME 4





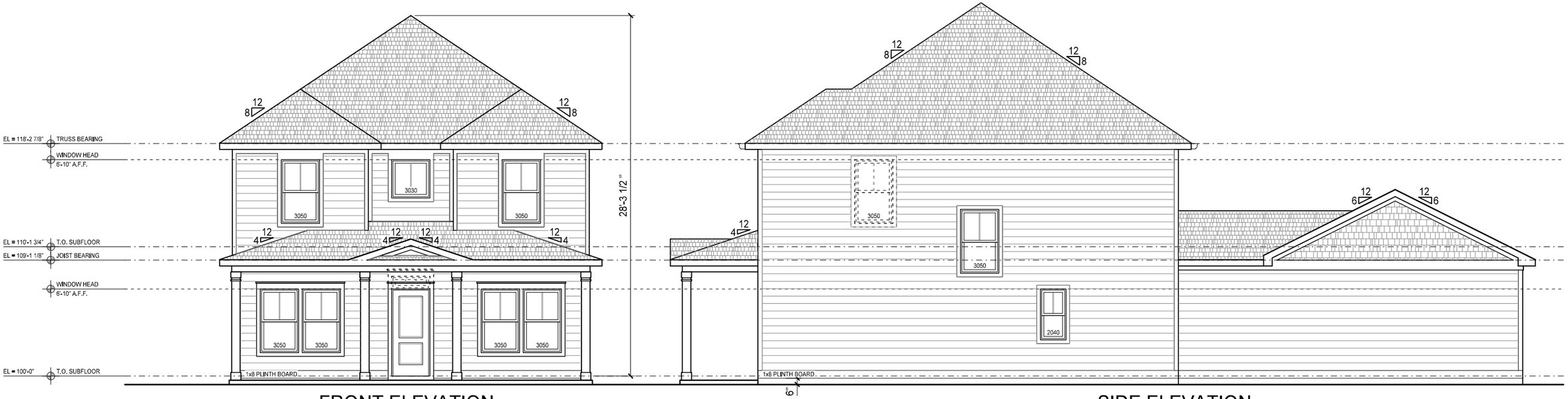
ELEVATION A ELEVATION B ELEVATION C

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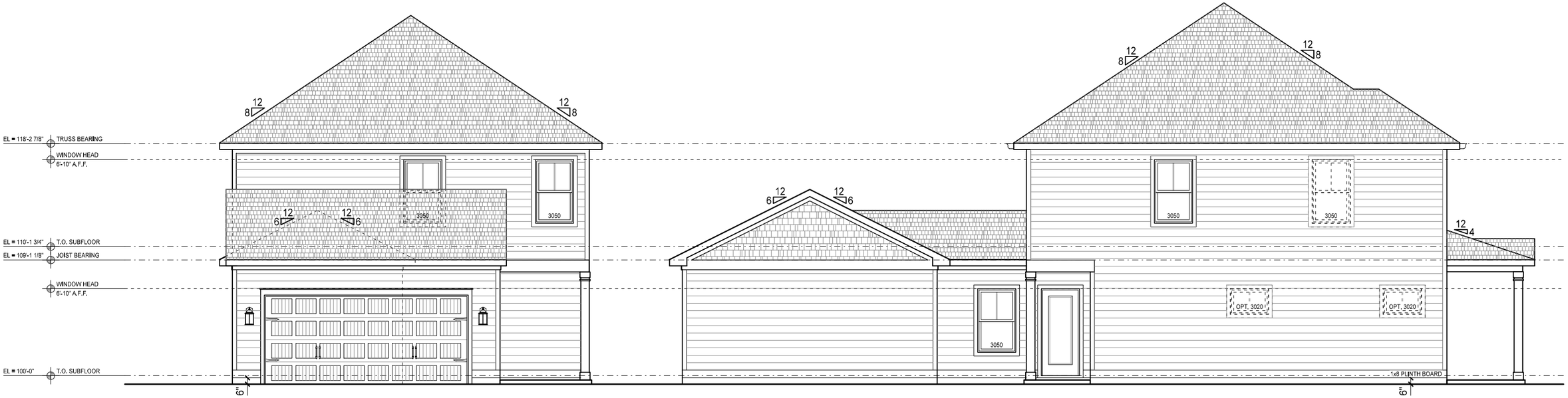
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

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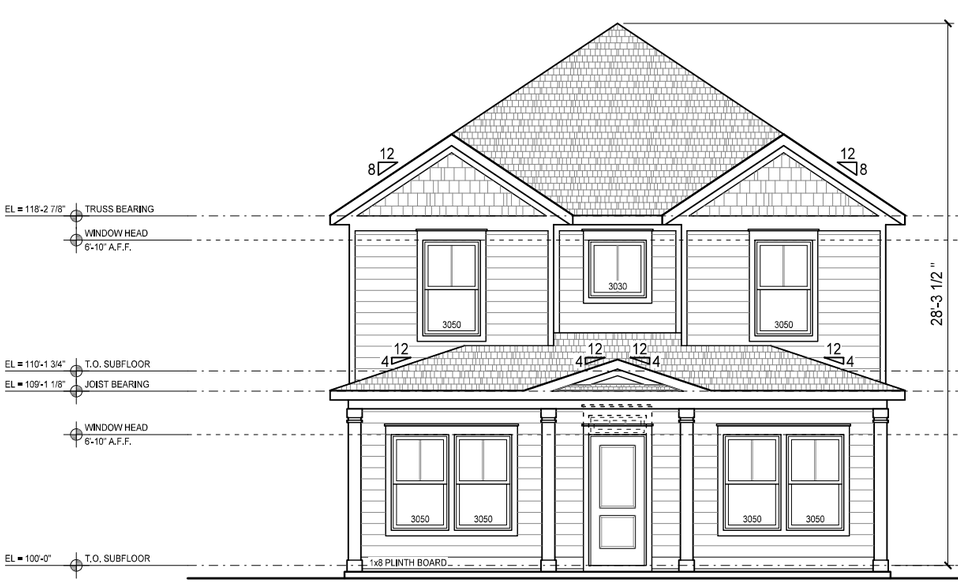
CHATAM ELEVATION A

SCALE: 1/4"=1'-0"

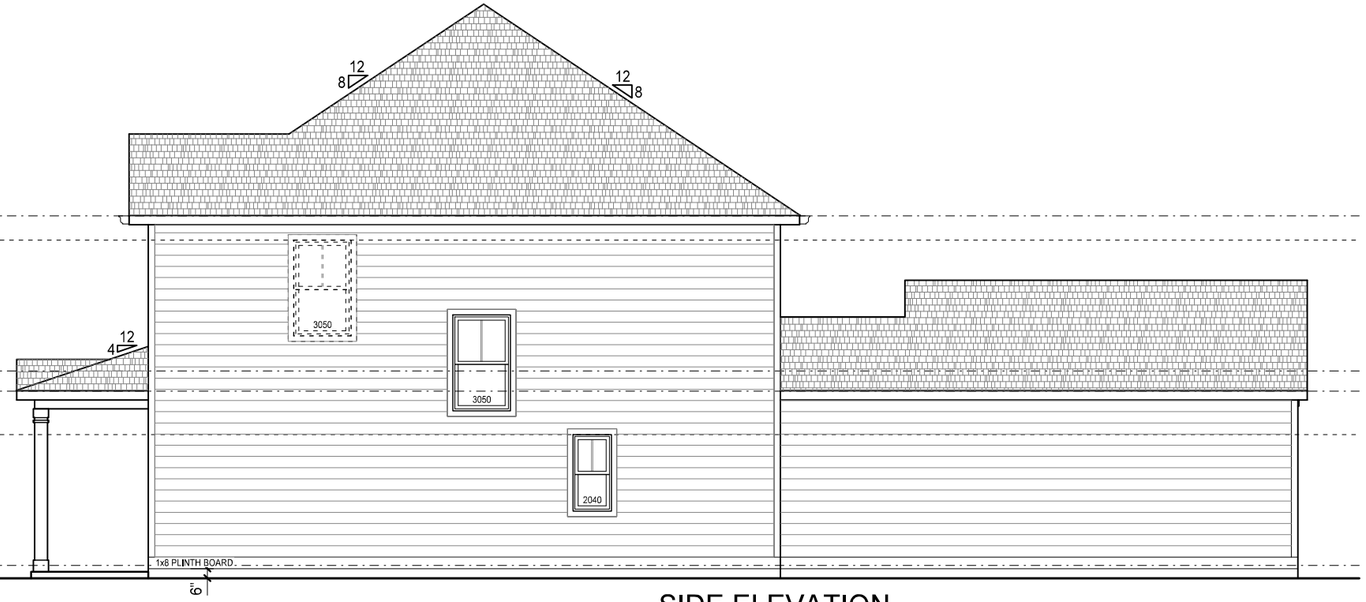
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

A0.11

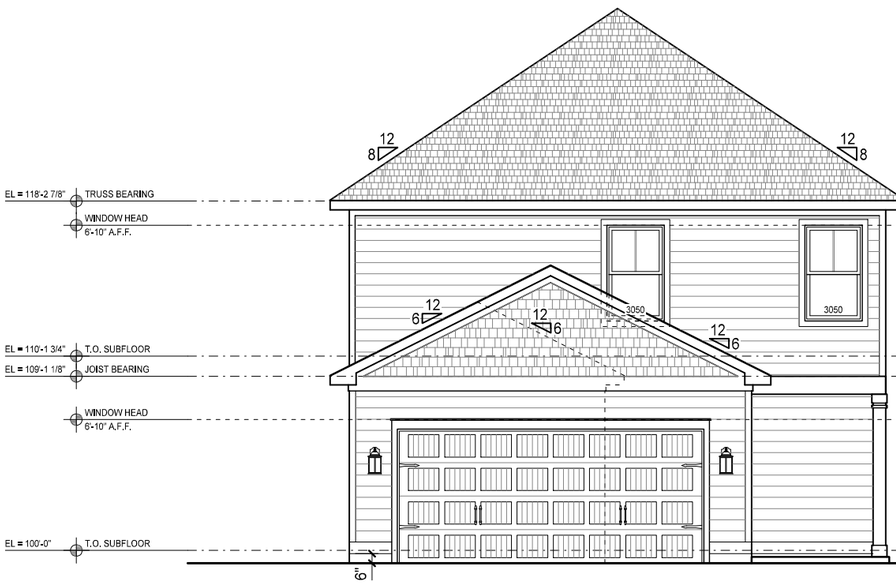
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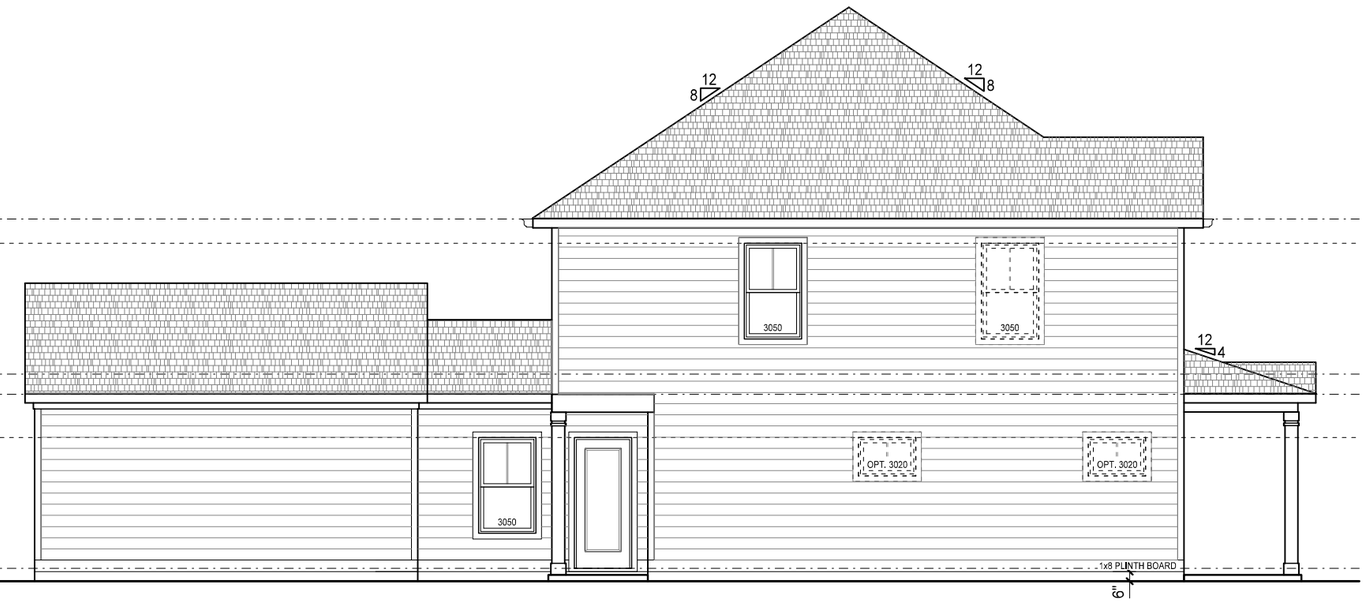
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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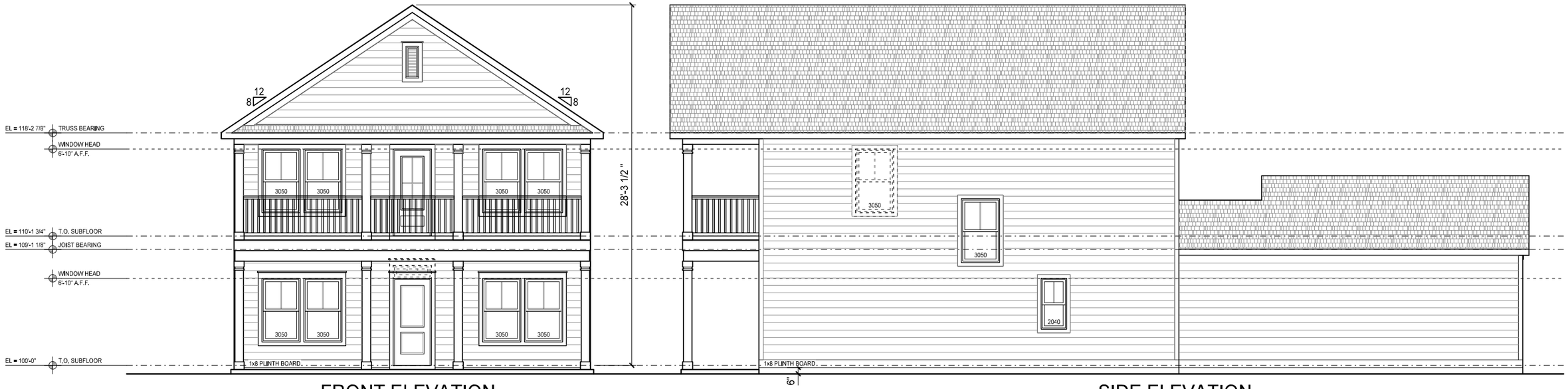
CHATAM ELEVATION B

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

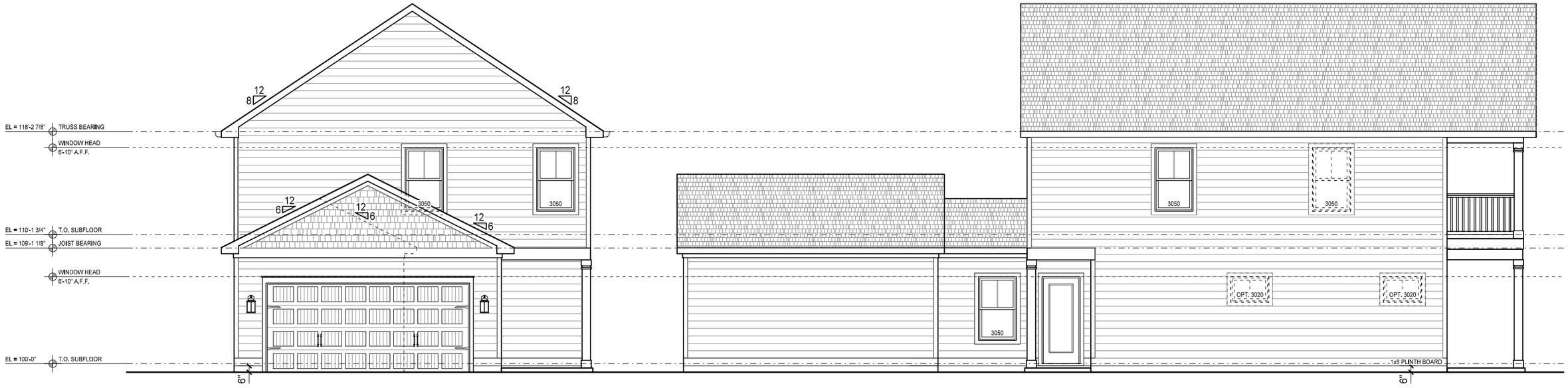
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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

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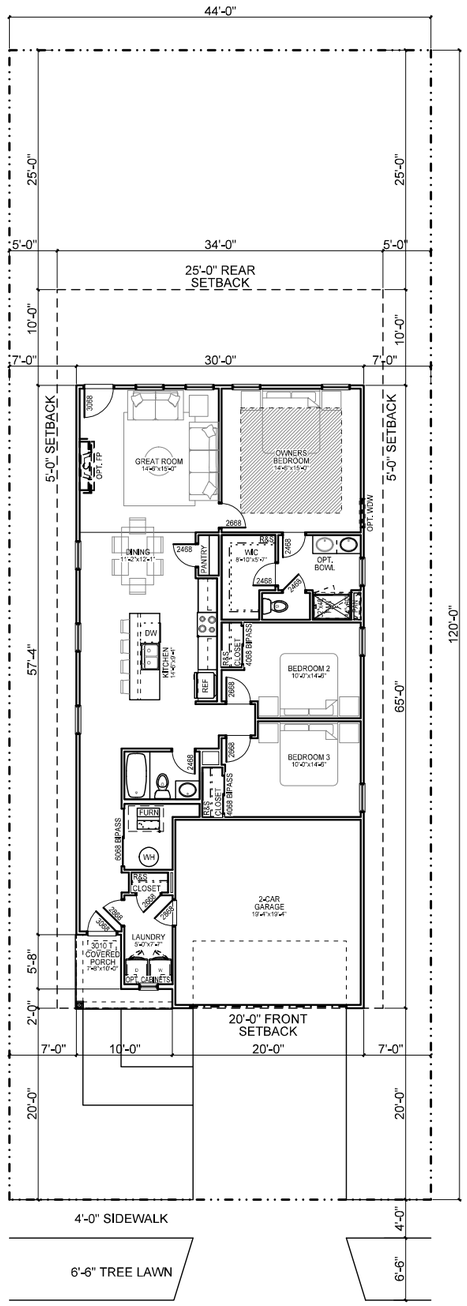
CHATAM ELEVATION C

SCALE: 1/4"=1'-0"

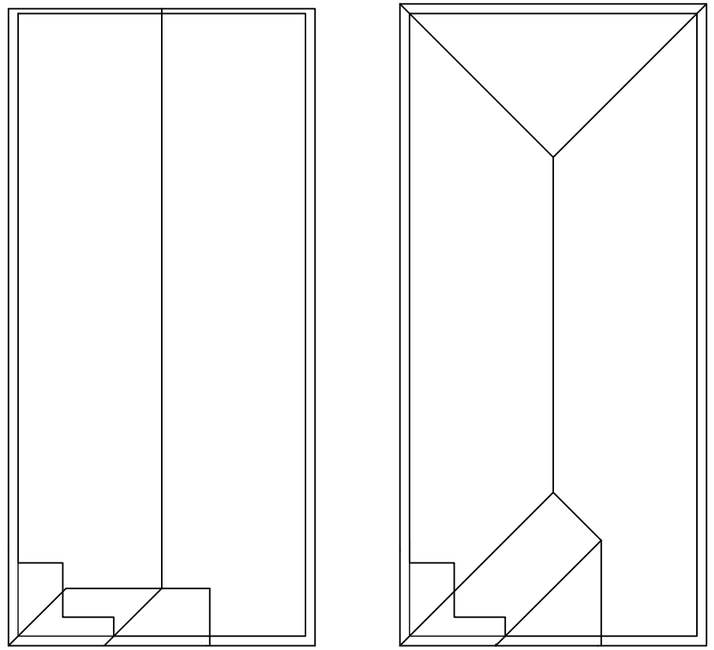
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

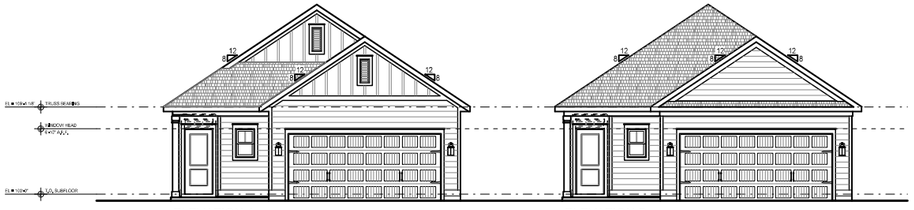
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FRONT LOAD SCHEME 9
THE DANBURY MODEL



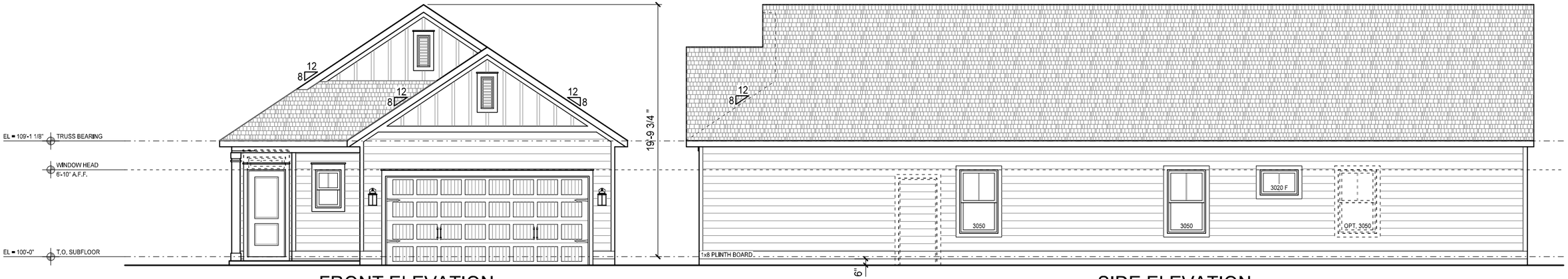


ELEVATION A ELEVATION B

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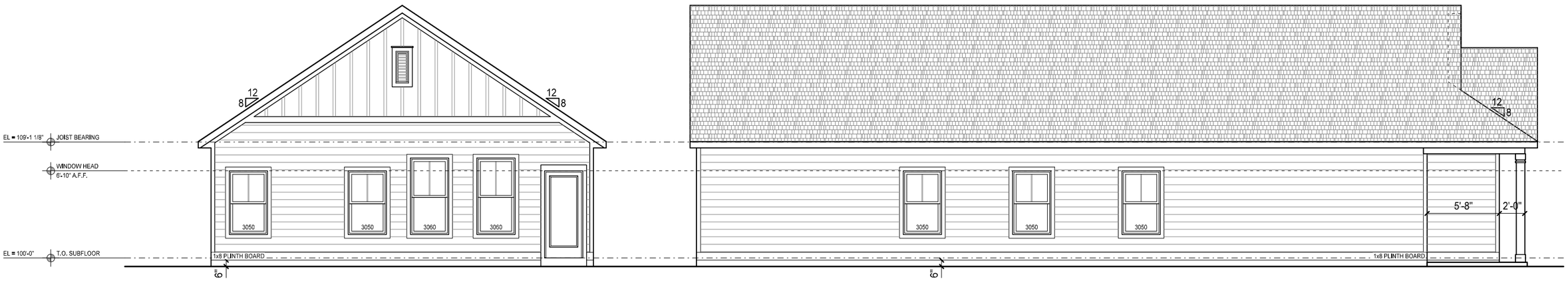
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

KEISER DESIGN GROUP

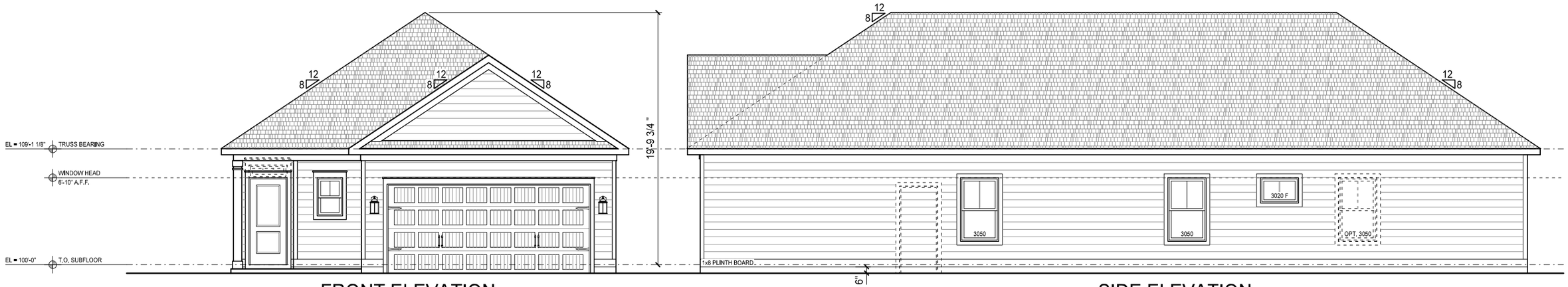
www.keiserdesigngroup.com

DANBURY ELEVATION A

SCALE: 1/4"=1'-0"

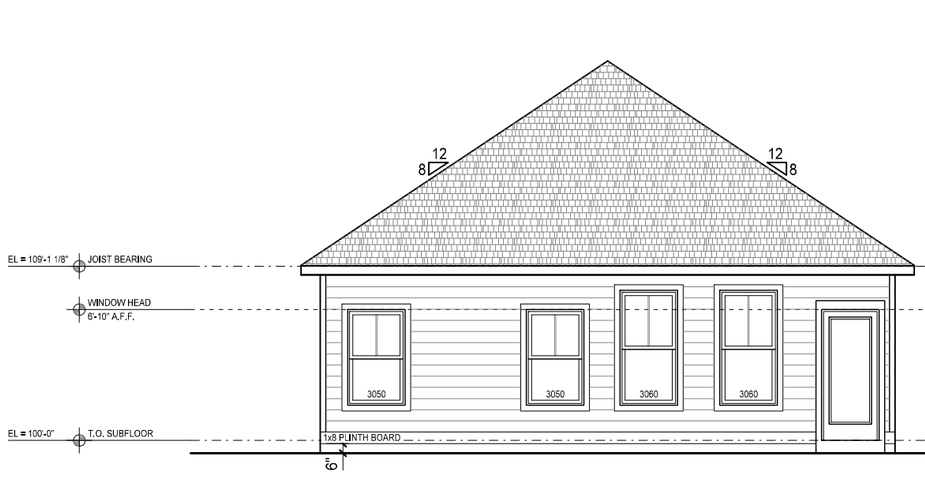
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

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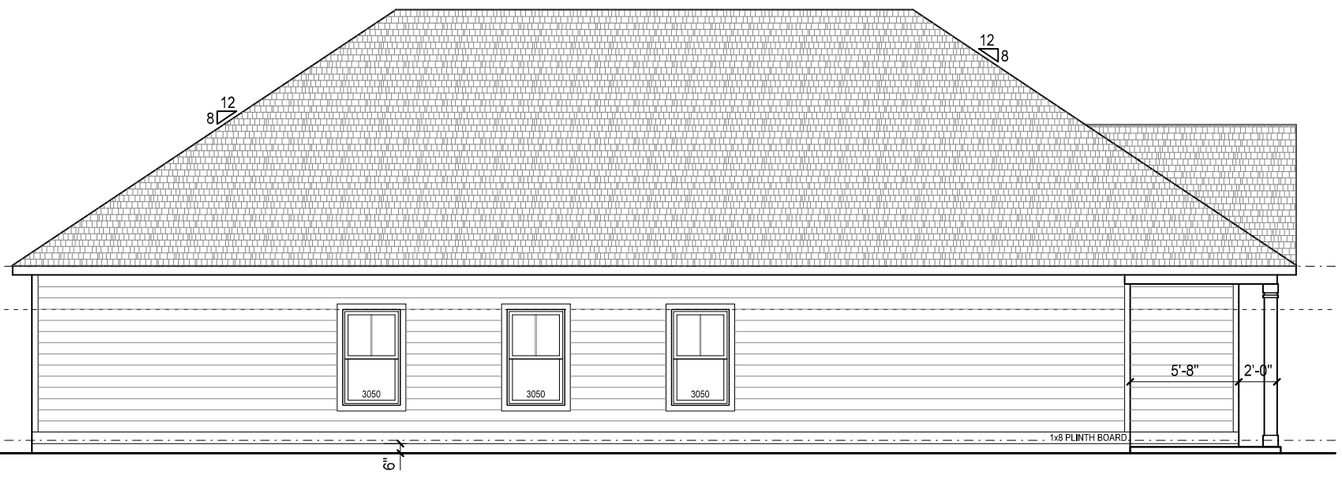


FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

KEISER DESIGN GROUP

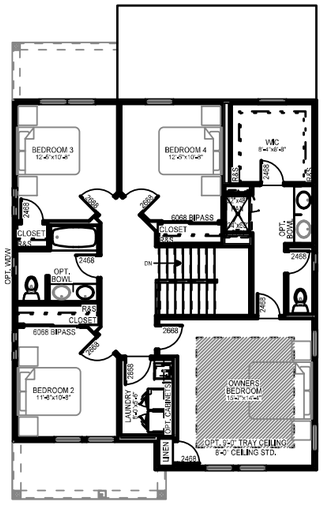
www.keiserdesigngroup.com

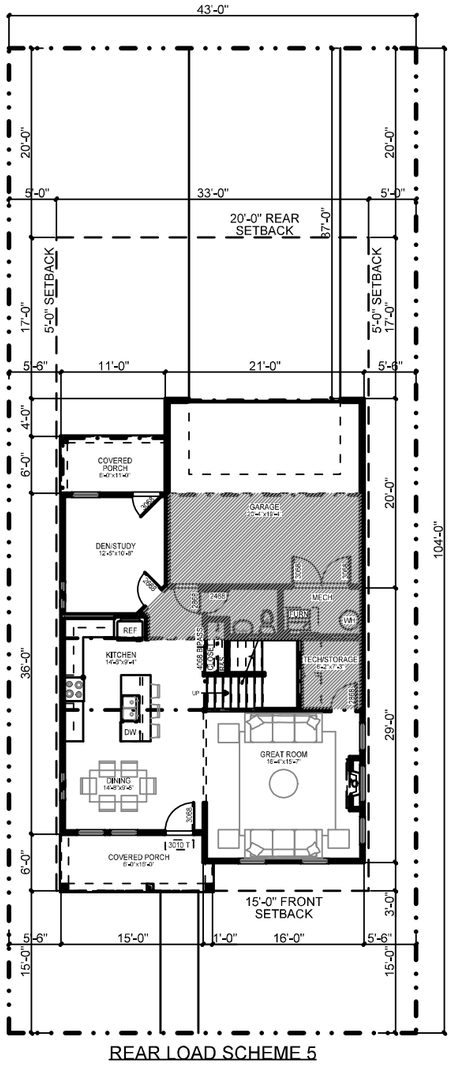
DANBURY ELEVATION B

SCALE: 1/4"=1'-0"

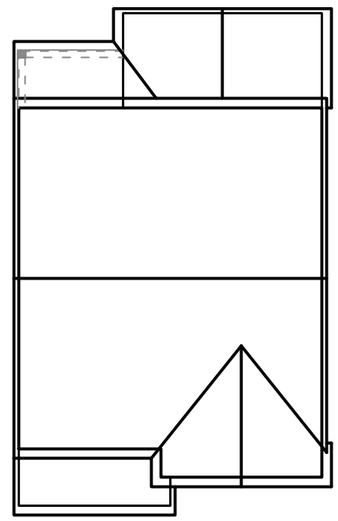
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

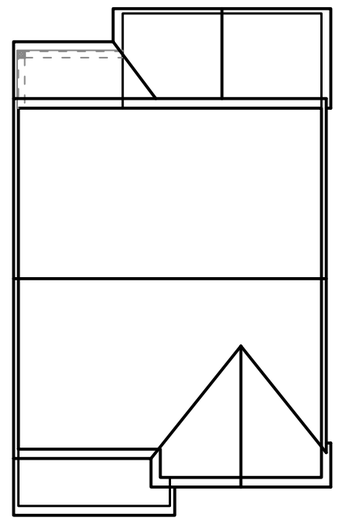
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REAR LOAD SCHEME 5







ELEVATION A

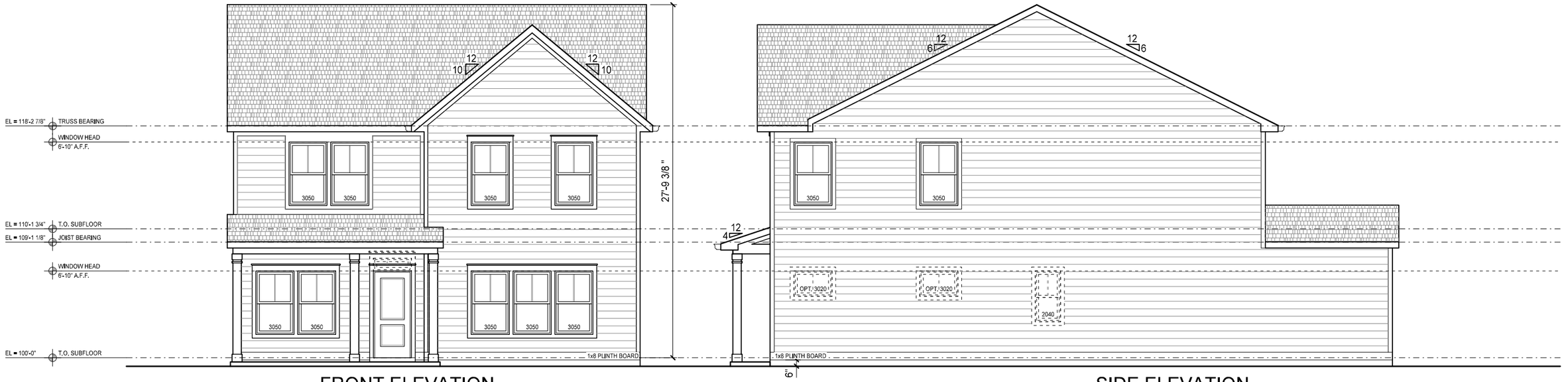
ELEVATION B

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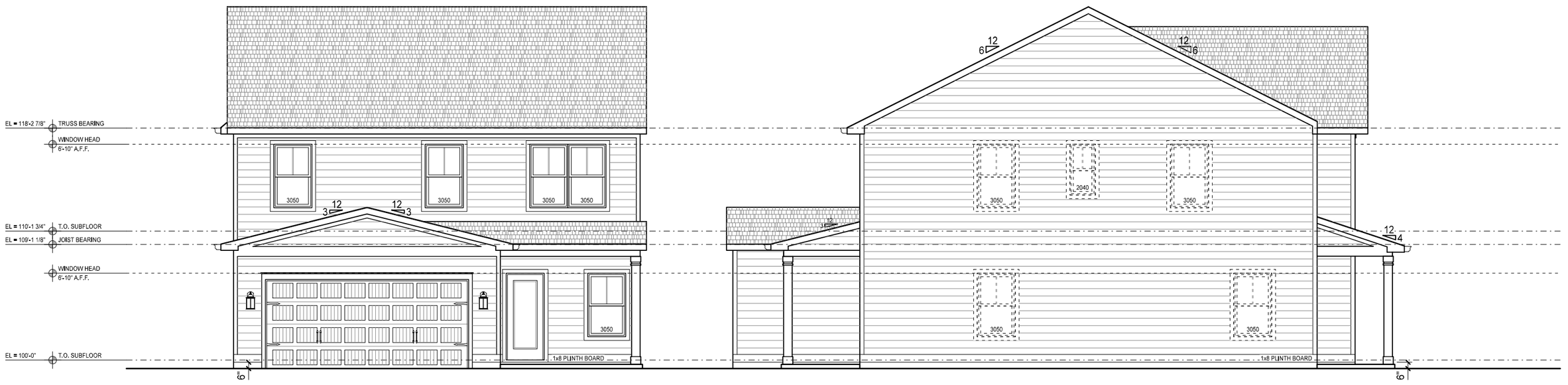
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

KEISER DESIGN GROUP

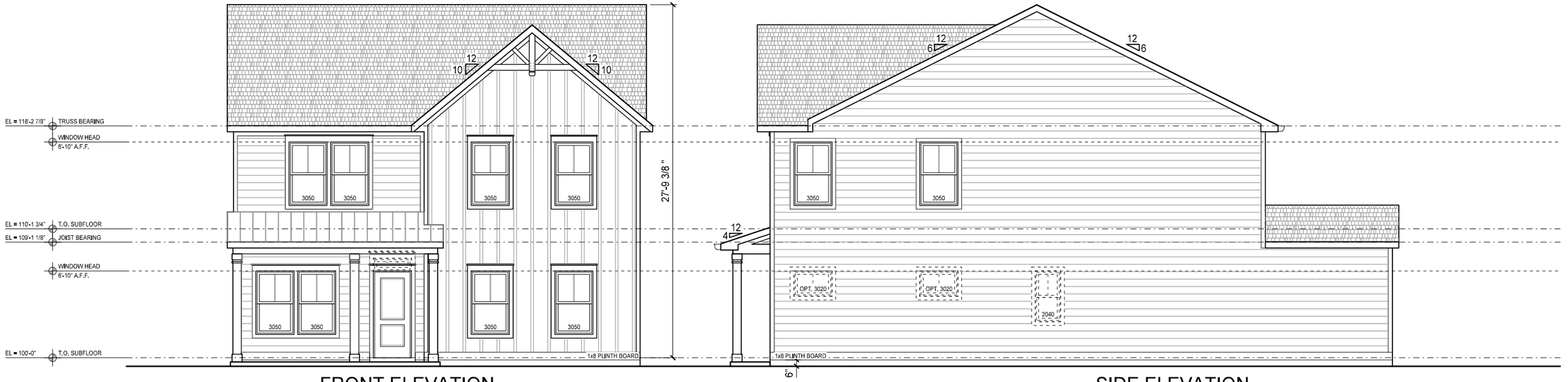
www.keiserdesigngroup.com

HARTFORD ELEVATION A

SCALE: 1/4"=1'-0"

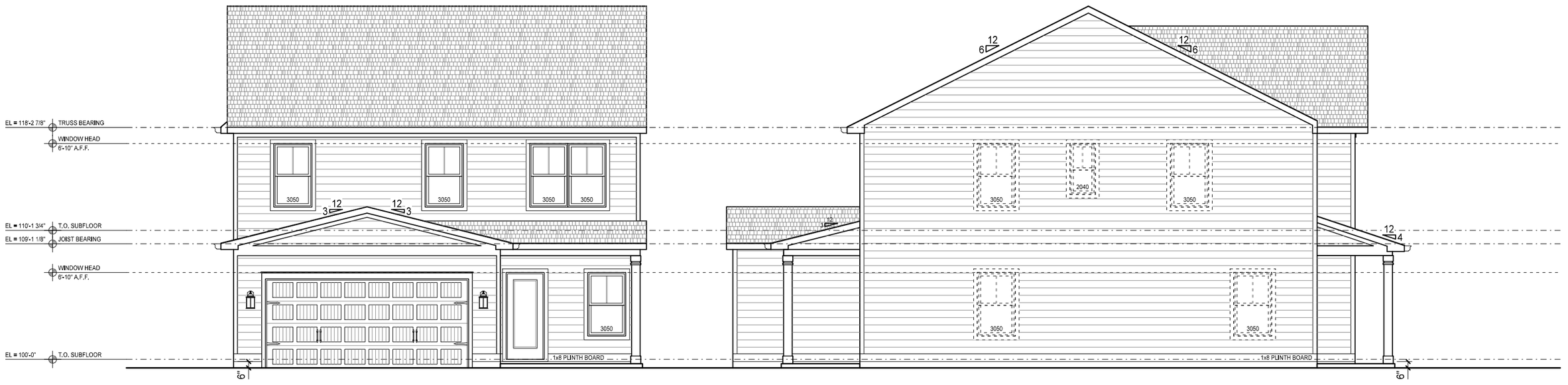
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

KEISER DESIGN GROUP

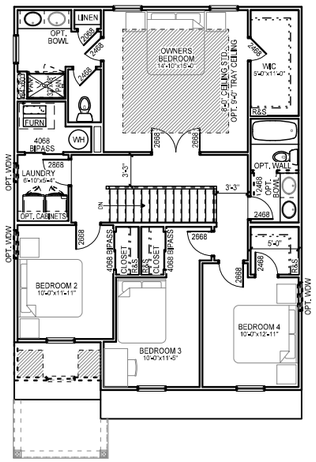
www.keiserdesigngroup.com

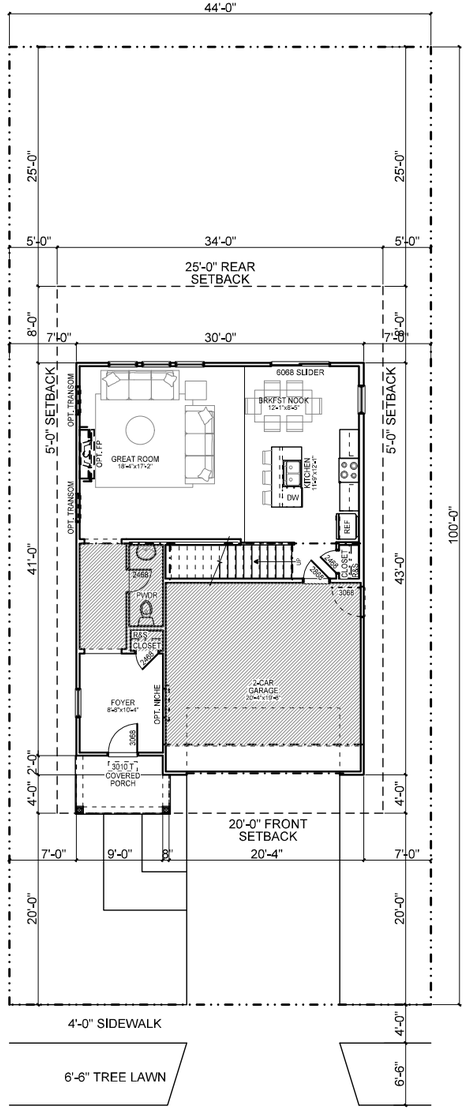
HARTFORD ELEVATION B

SCALE: 1/4"=1'-0"

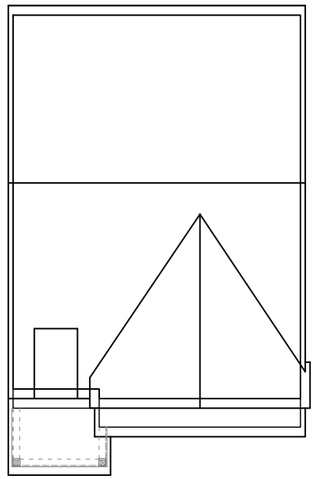
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

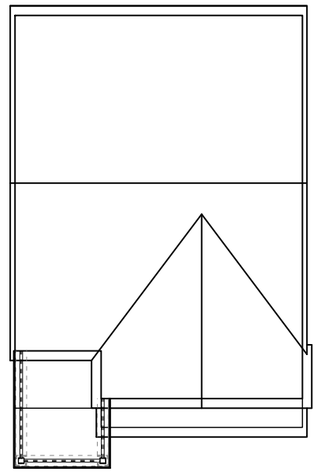
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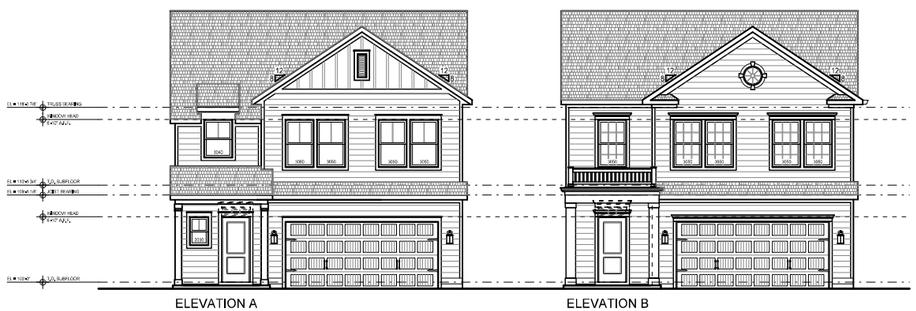




FRONT LOAD SCHEME 11
LINCOLN MODEL







ELEVATION A

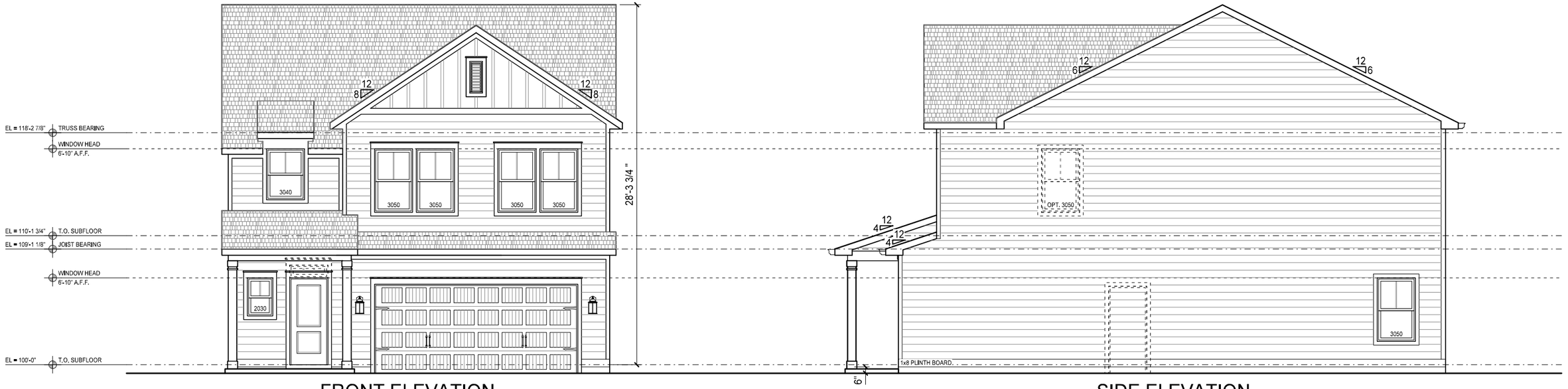
ELEVATION B

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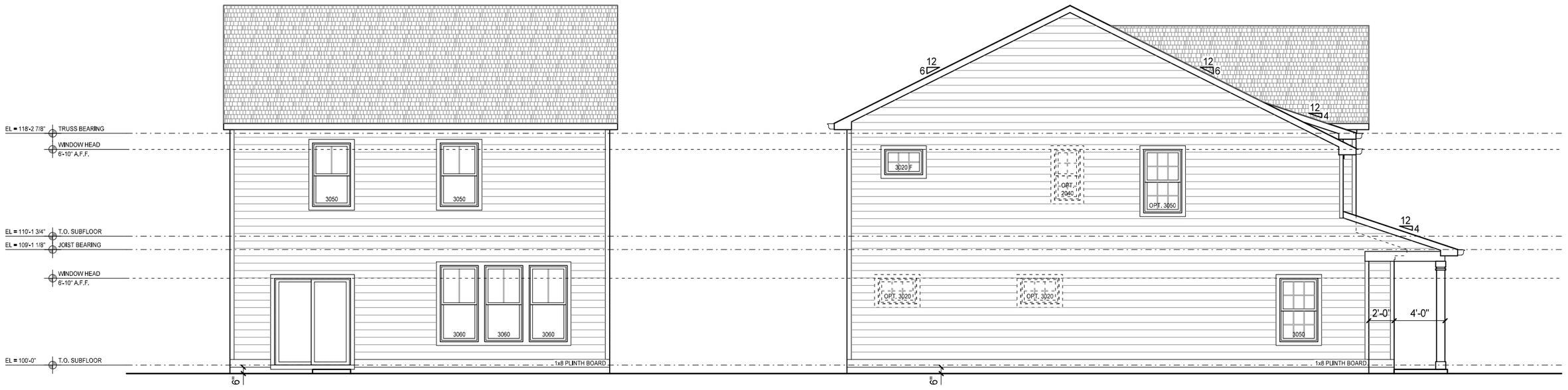
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

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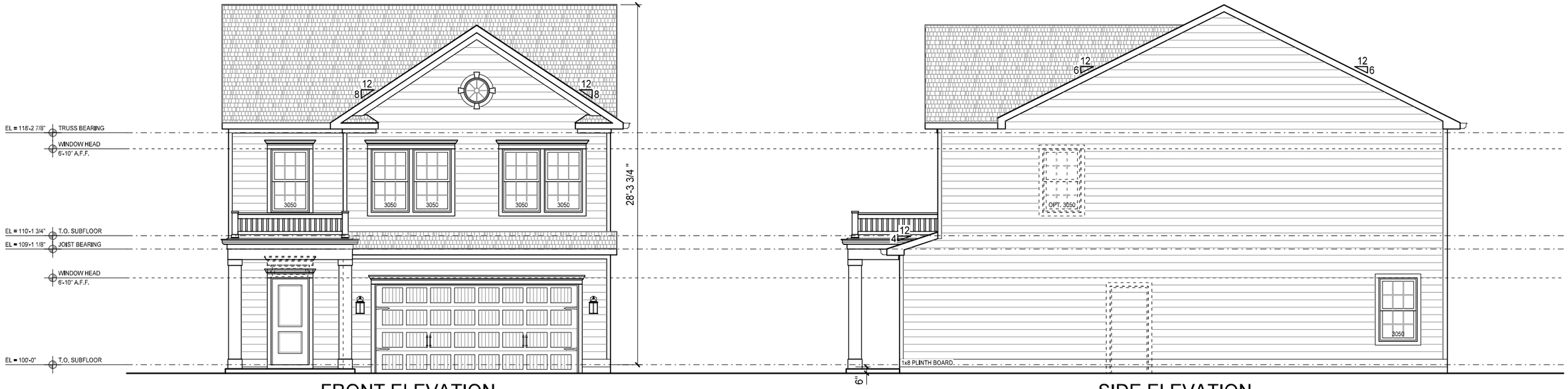
LINCOLN ELEVATION A

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

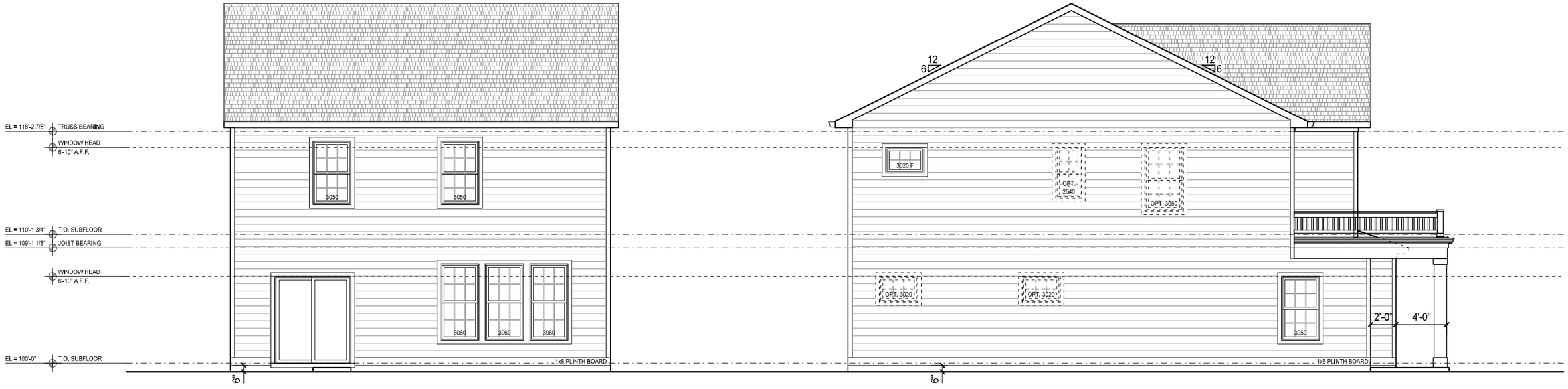
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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

KEISER DESIGN GROUP

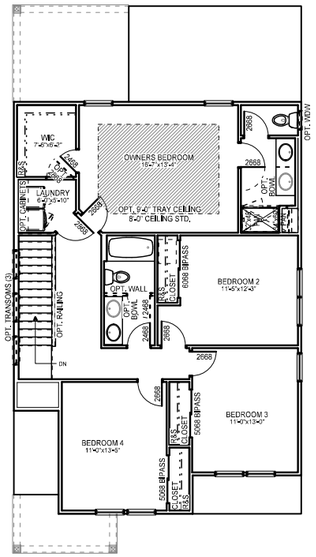
www.keiserdesigngroup.com

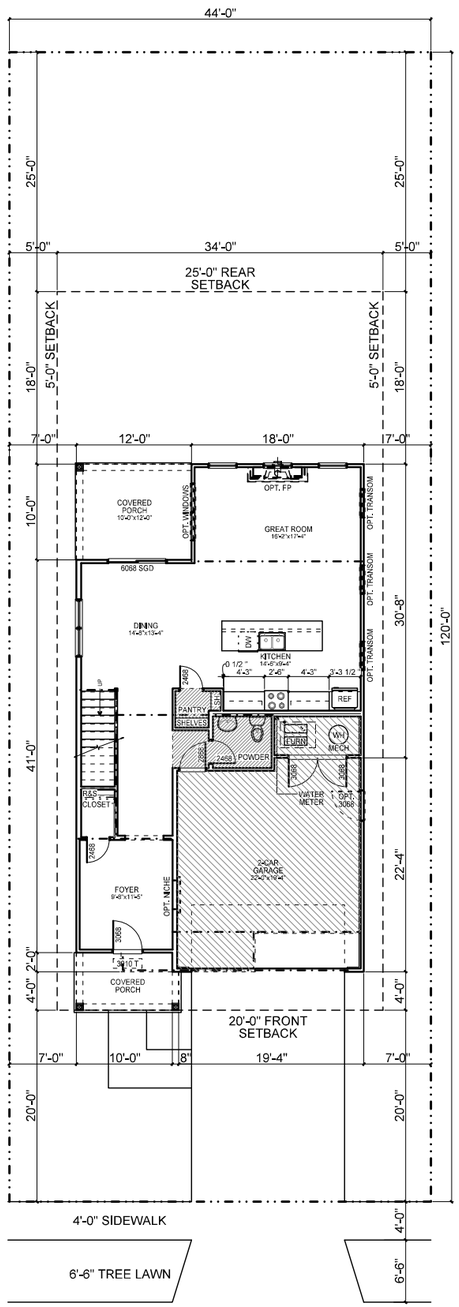
LINCOLN ELEVATION B

SCALE: 1/4"=1'-0"

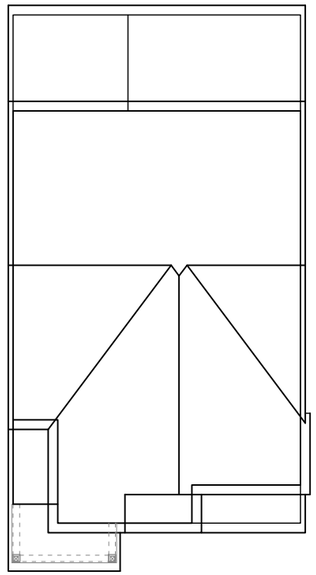
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

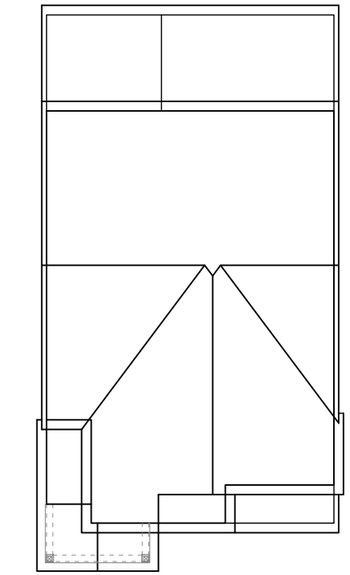
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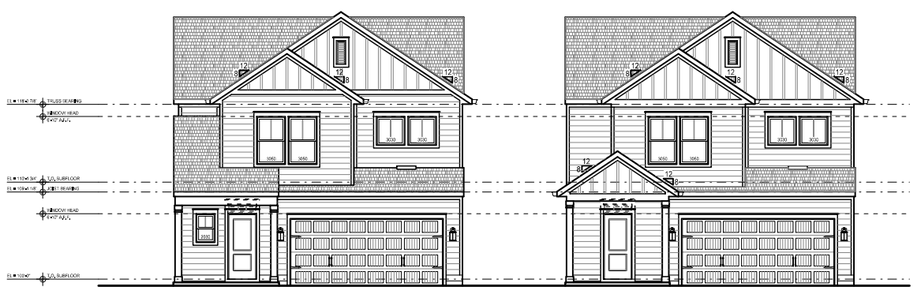




FRONT LOAD SCHEME 1
THE NEWBERRY MODEL







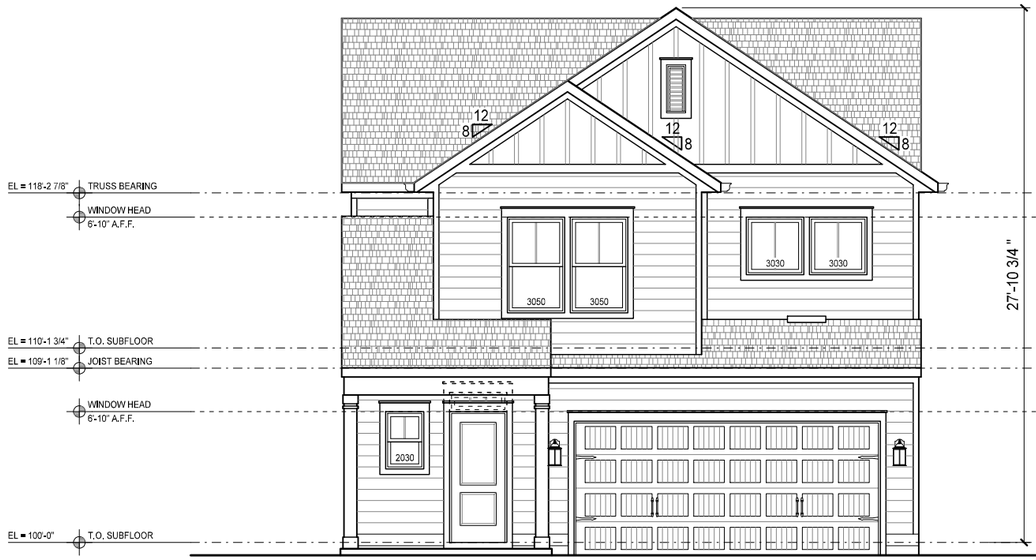
ELEVATION A

ELEVATION B

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NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

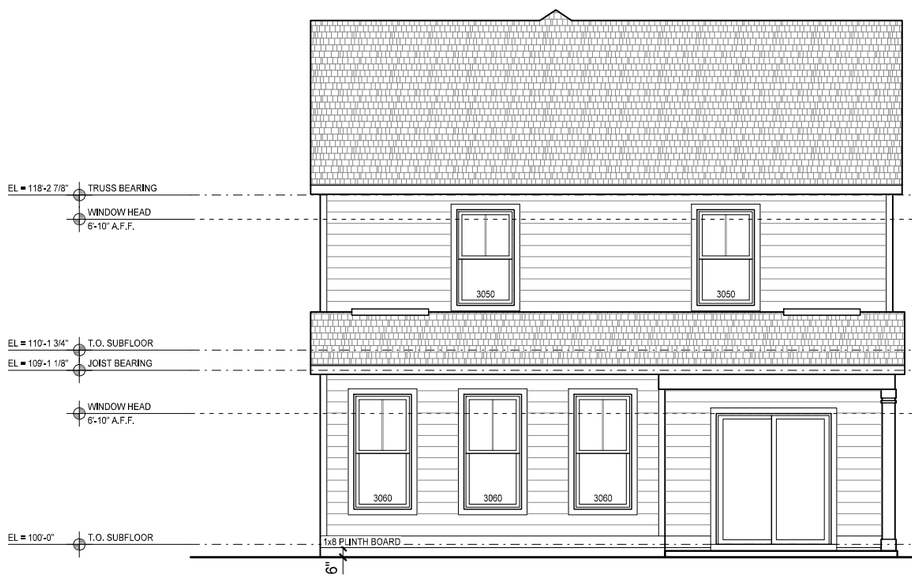
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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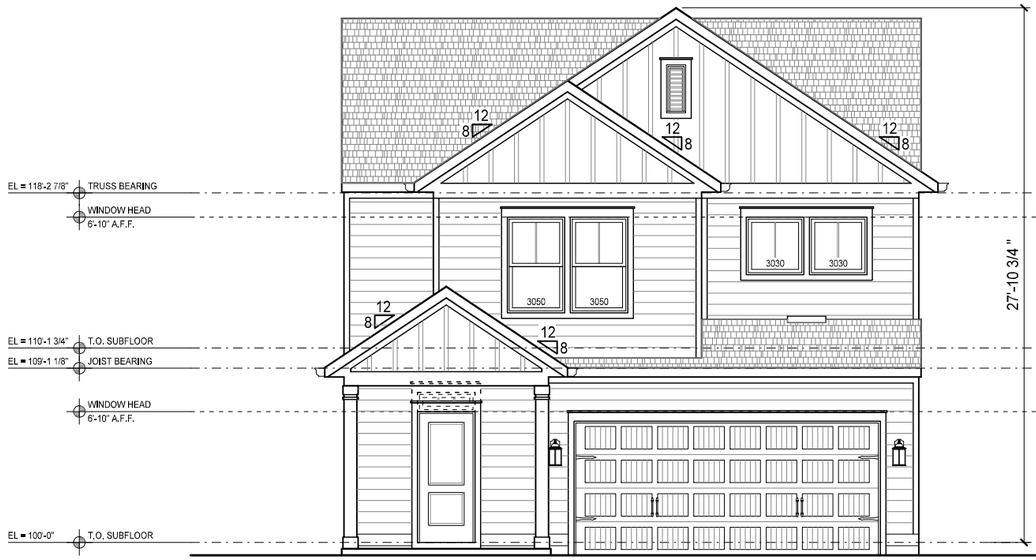
NEWBERRY ELEVATION A

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

A0.24

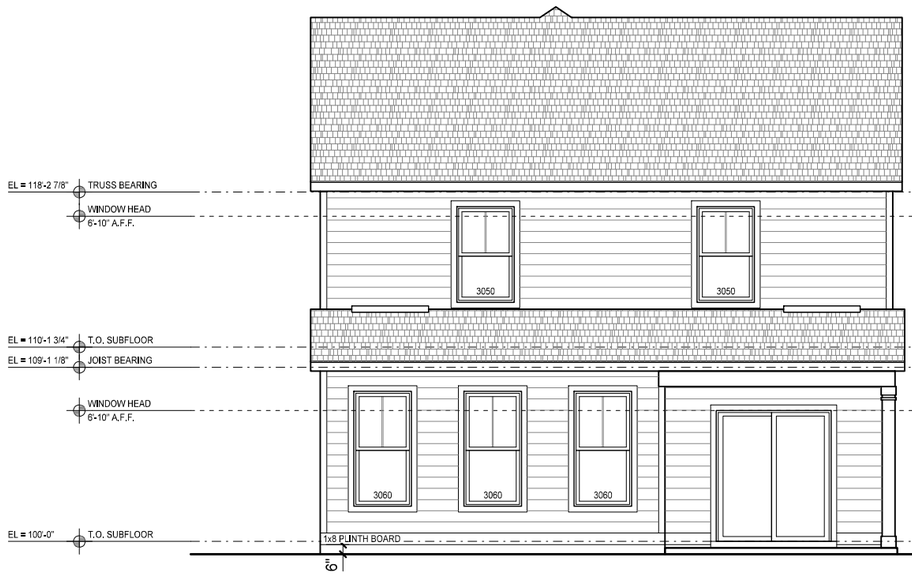
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

KEISER DESIGN GROUP

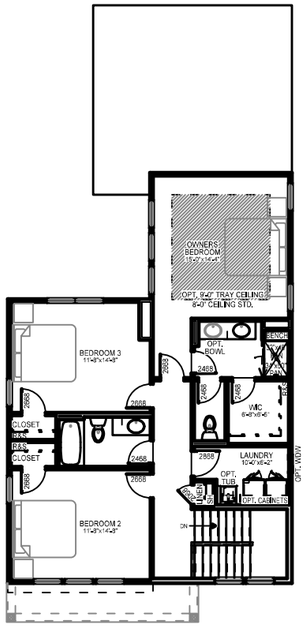
www.keiserdesigngroup.com

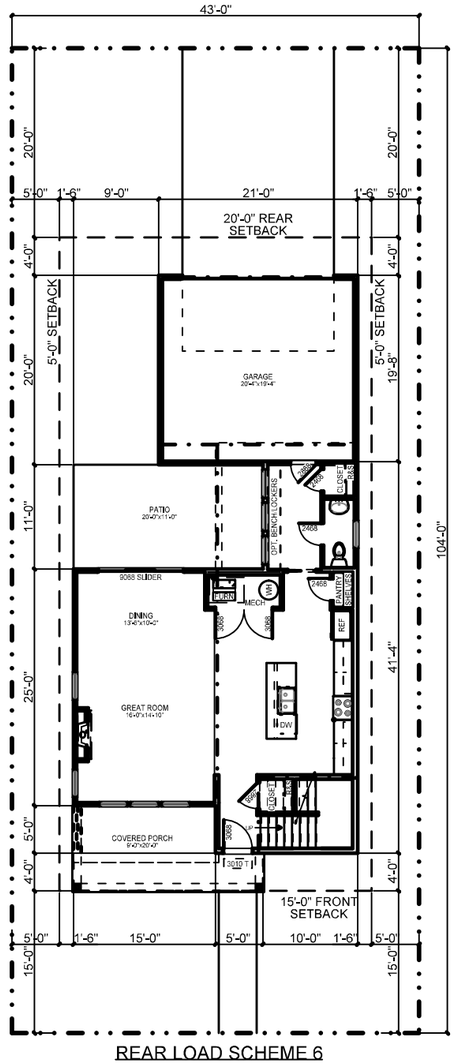
NEWBERRY ELEVATION B

SCALE: 1/4"=1'-0"

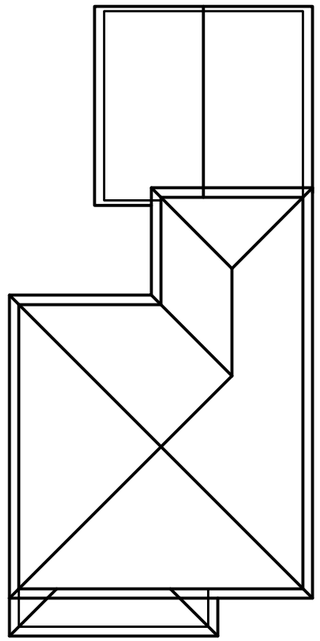
NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

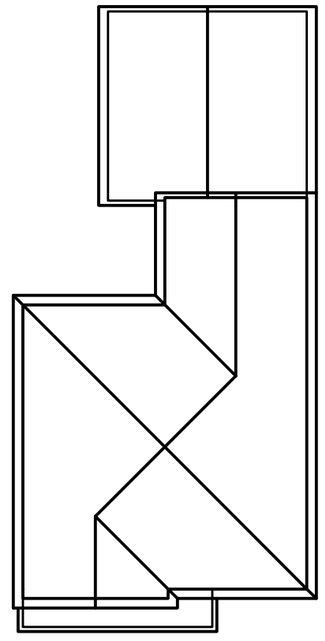
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REAR LOAD SCHEME 6







ELEVATION A

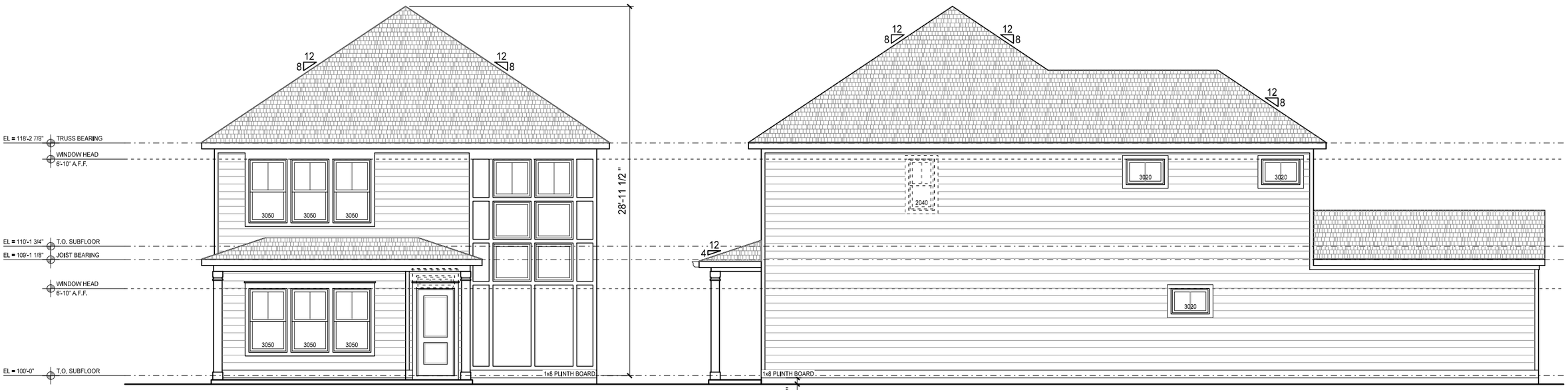
ELEVATION B

KEISER DESIGN GROUP

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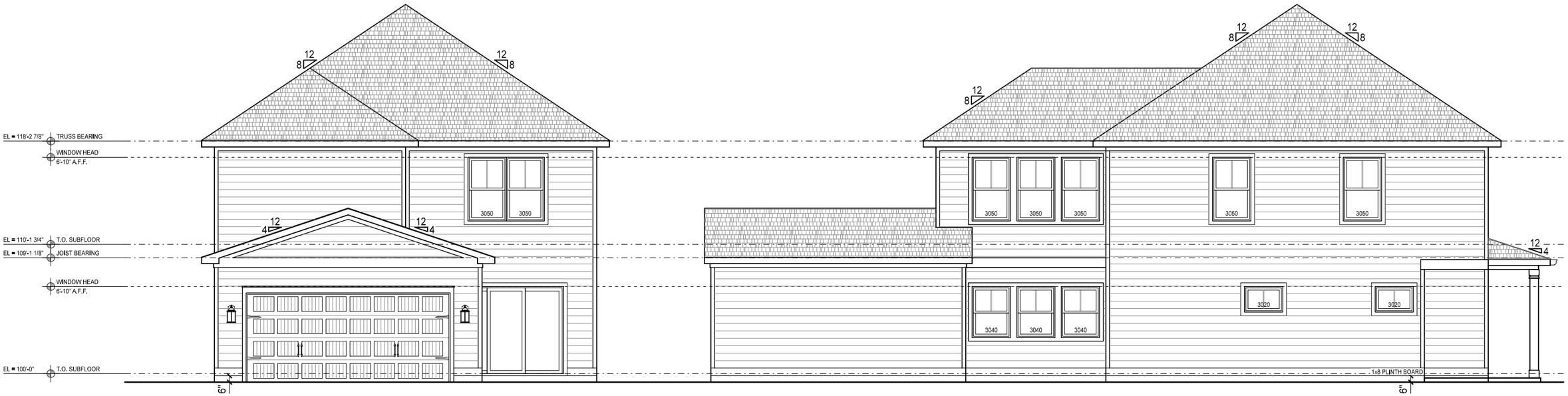
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

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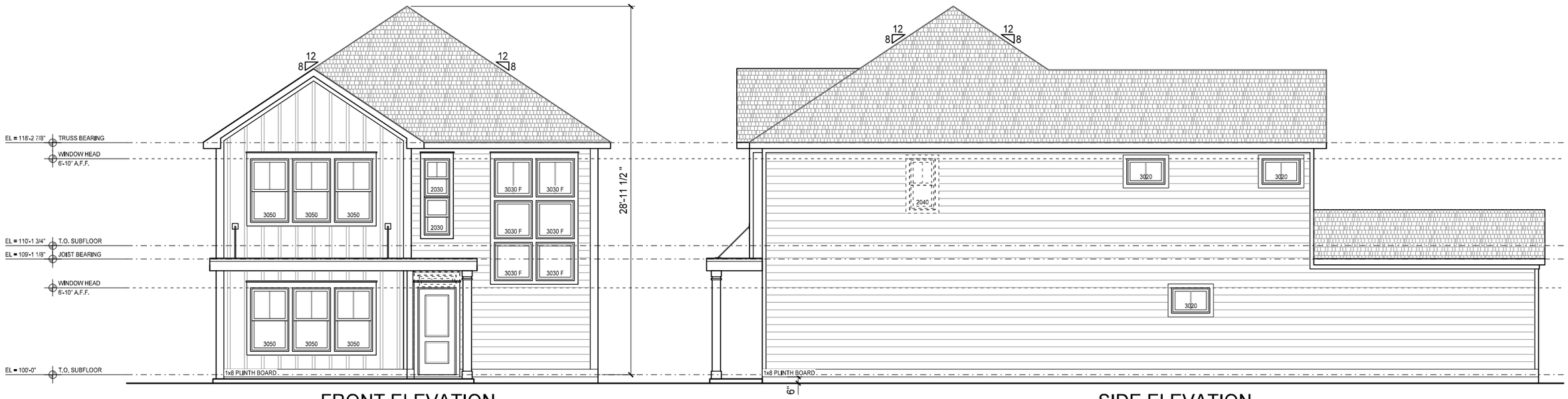
OXFORD ELEVATION A

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

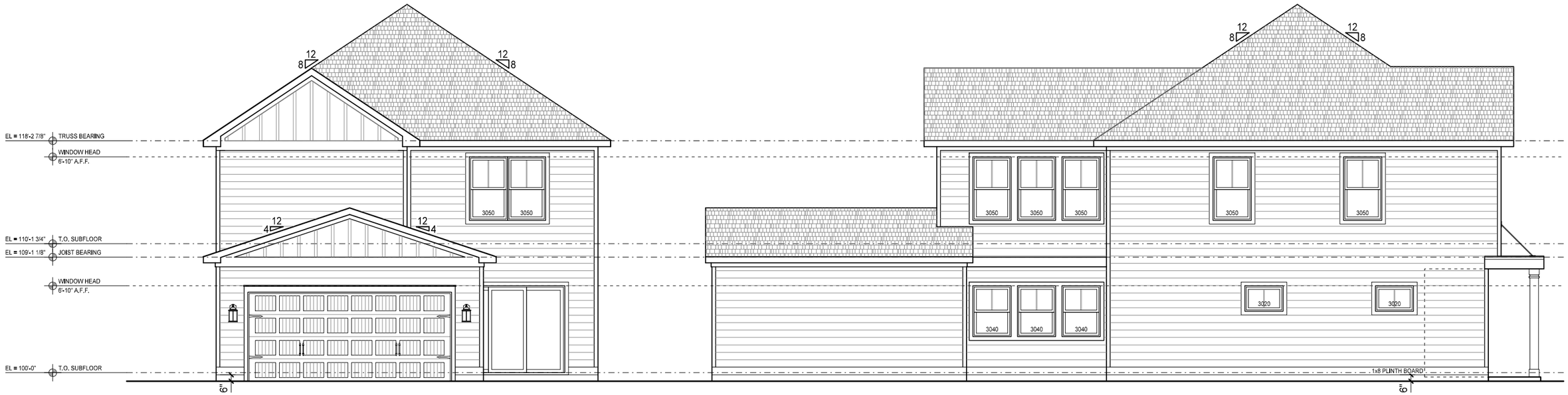
A0.27

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

KEISER DESIGN GROUP

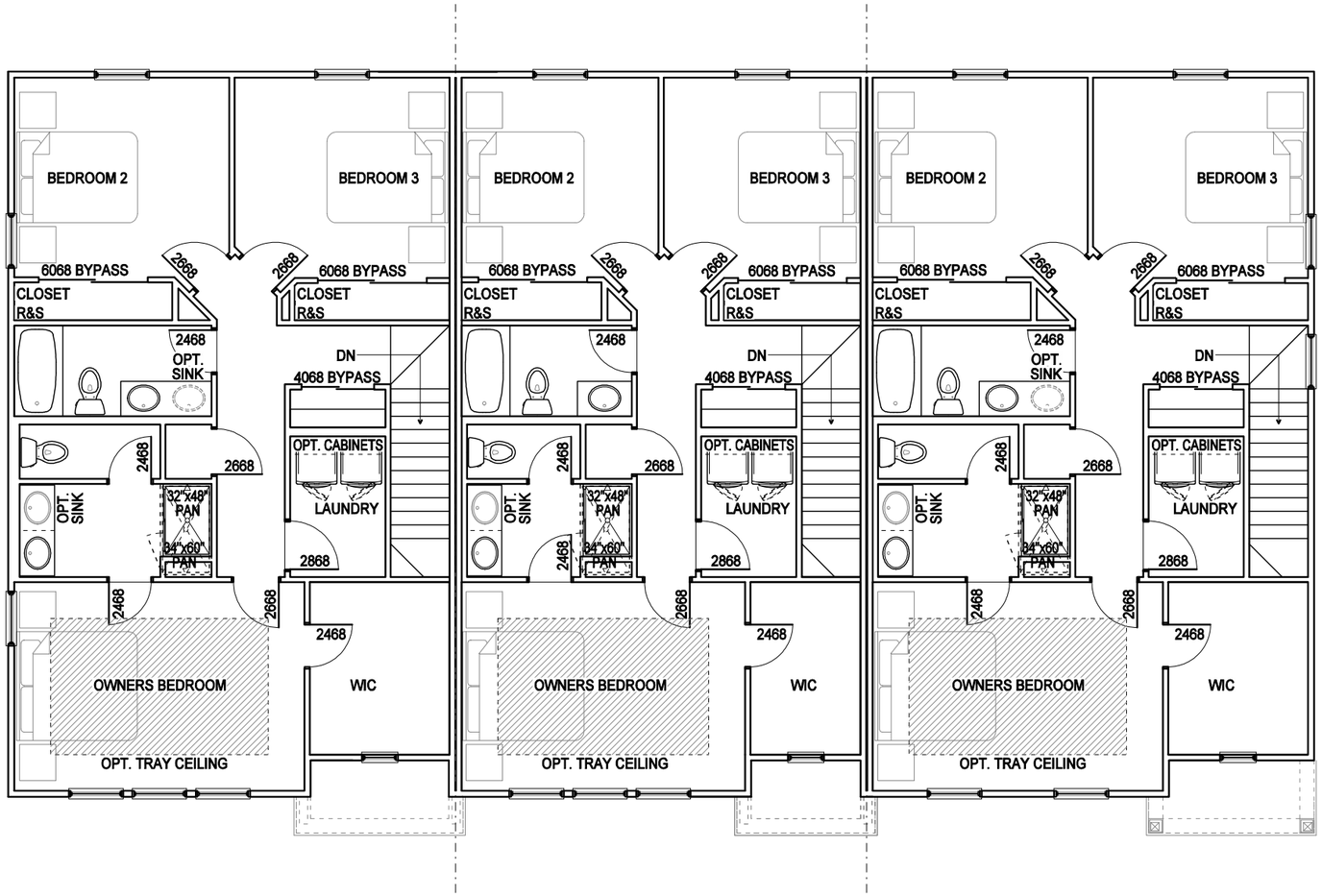
www.keiserdesigngroup.com

OXFORD ELEVATION B

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

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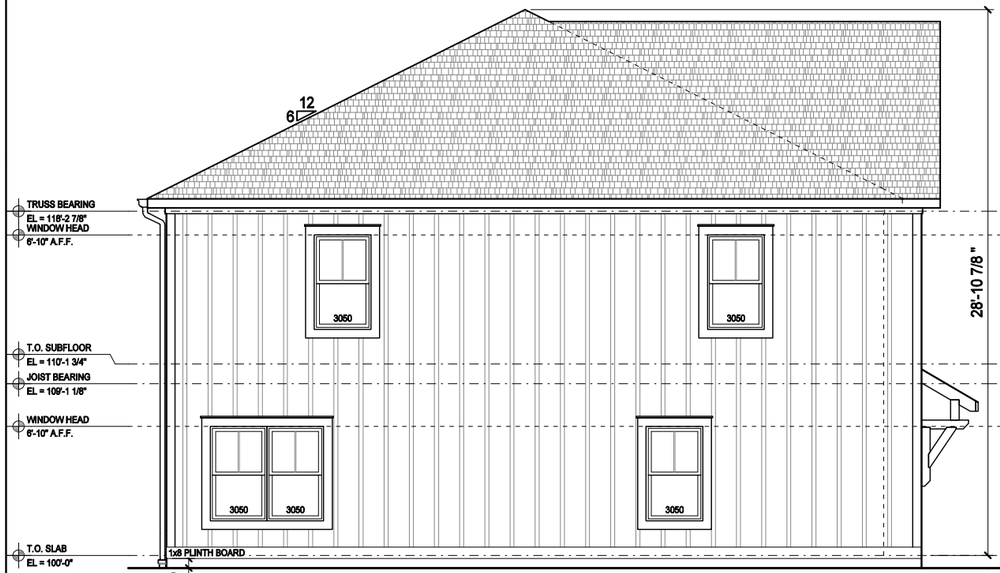
KEISER DESIGN GROUP www.keiserdesigngroup.com

3 UNIT TOWNHOUSES SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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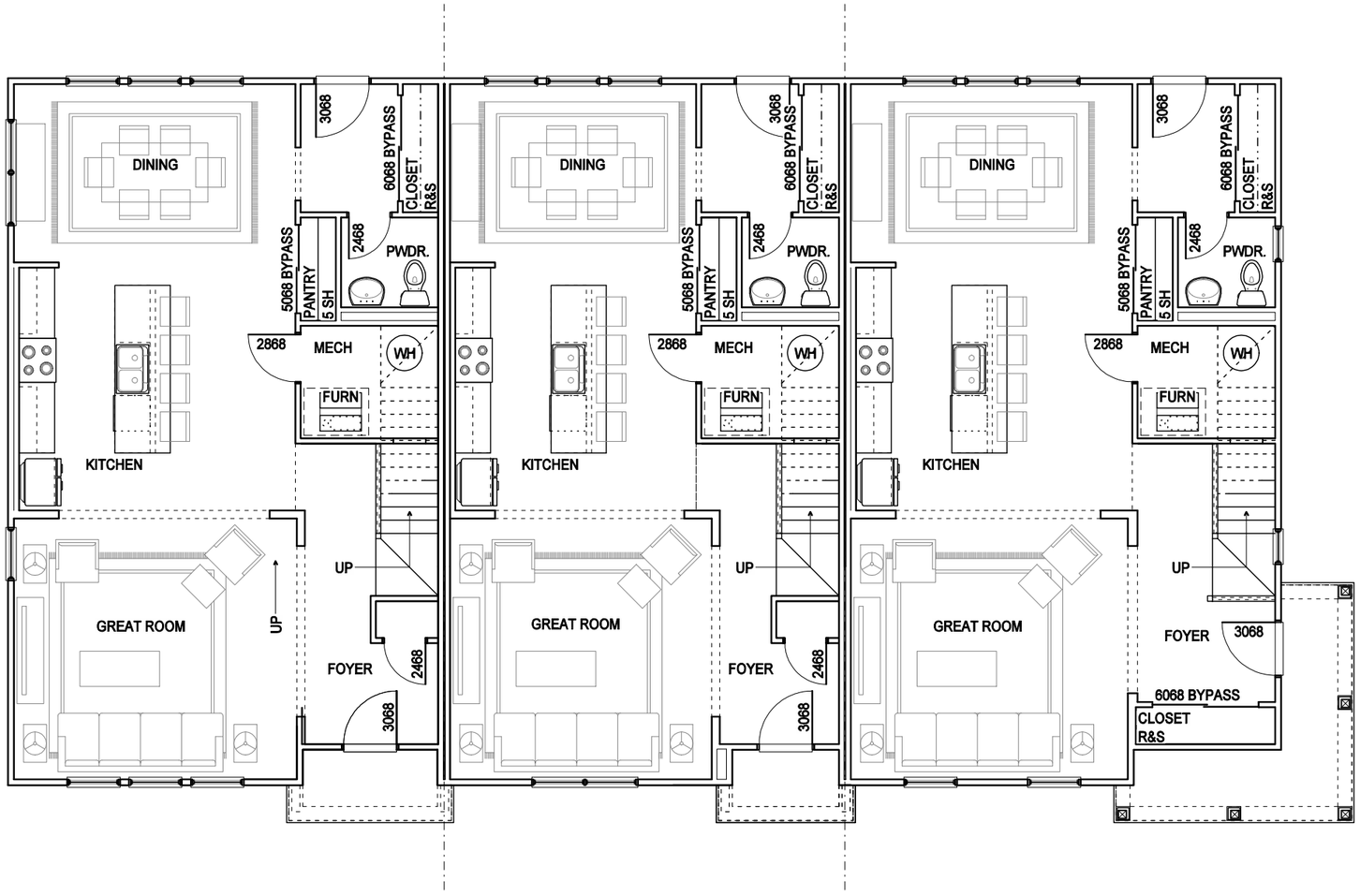
3 UNIT TOWNHOUSES

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

A0.30

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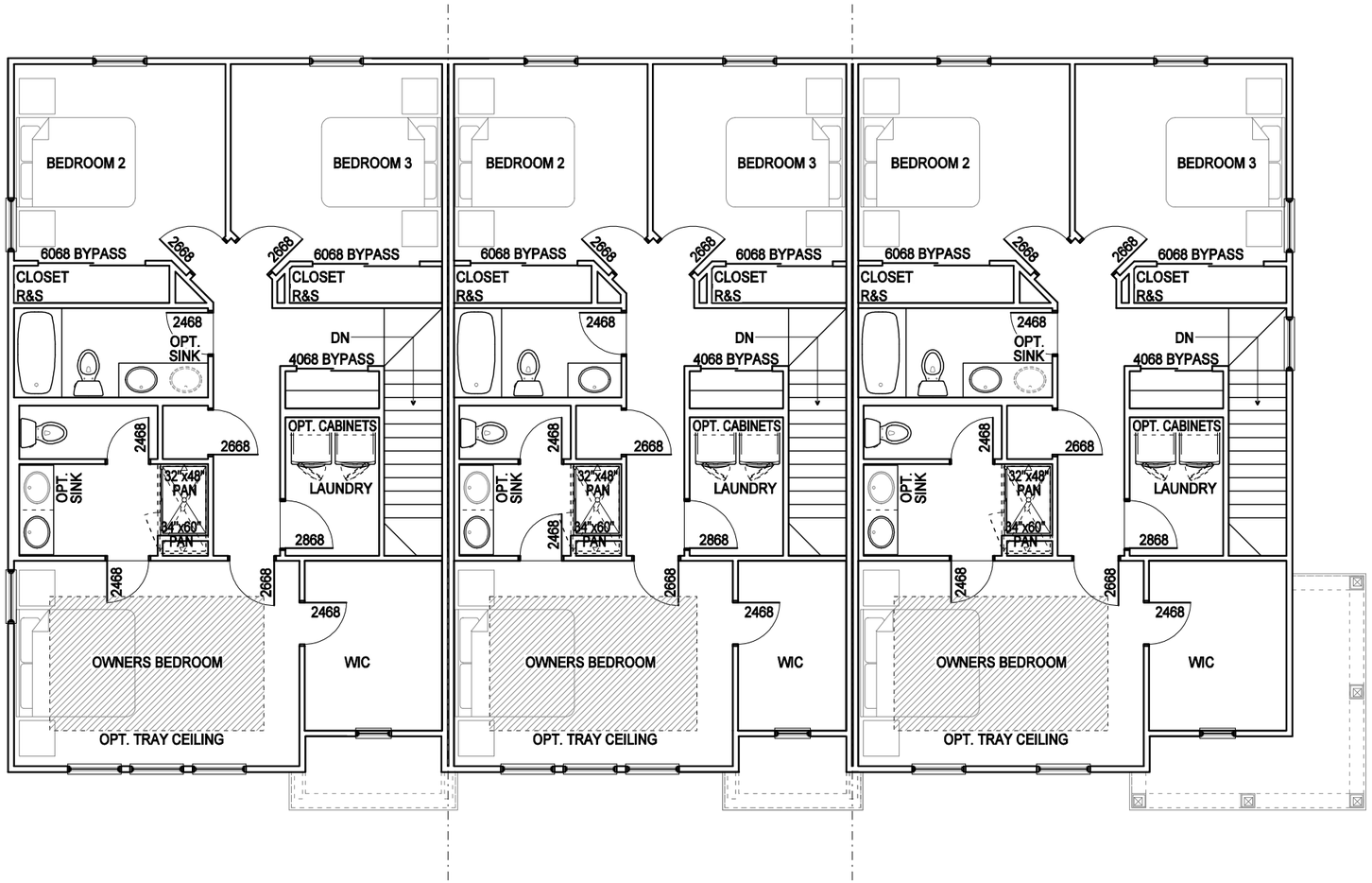
KEISER DESIGN GROUP www.keiserdesigngroup.com

3 UNIT TOWNHOUSES FIRST FLOOR PLAN - SIDE LOAD

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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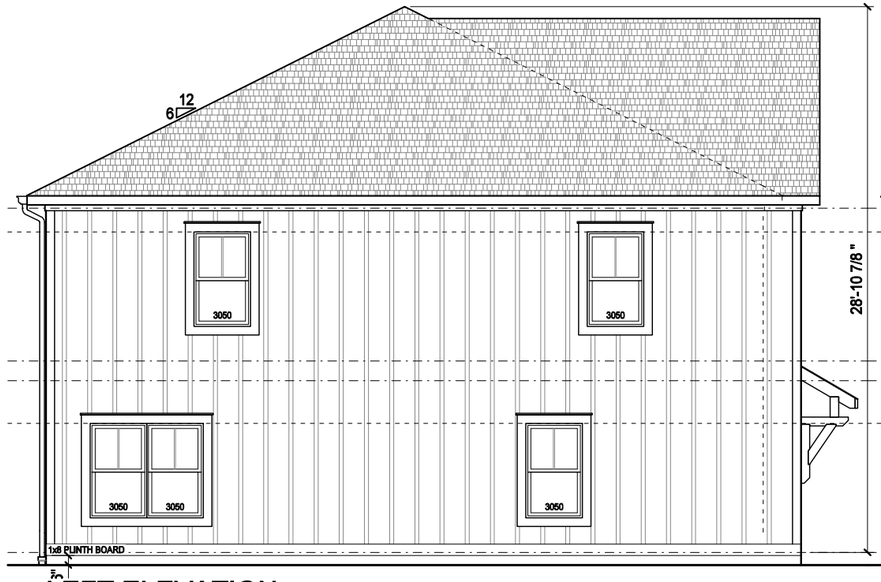
KEISER DESIGN GROUP www.keiserdesigngroup.com

3 UNIT TOWNHOUSES SECOND FLOOR PLAN - SIDE LOAD

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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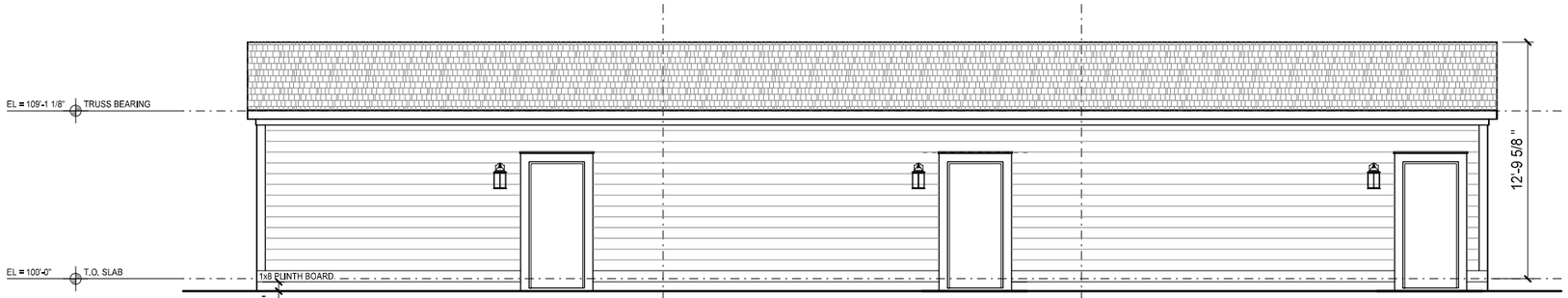
3 UNIT TOWNHOUSES - SIDE LOAD ENTRANCE

SCALE: 1/4"=1'-0"

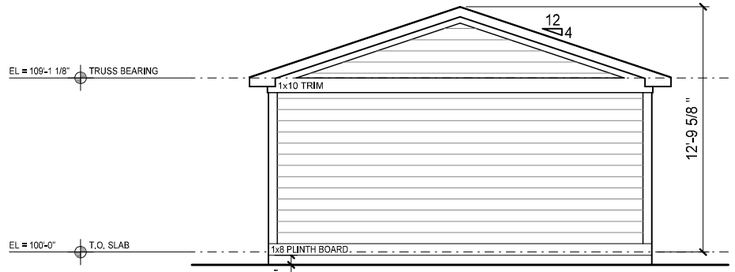
NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

A0.33

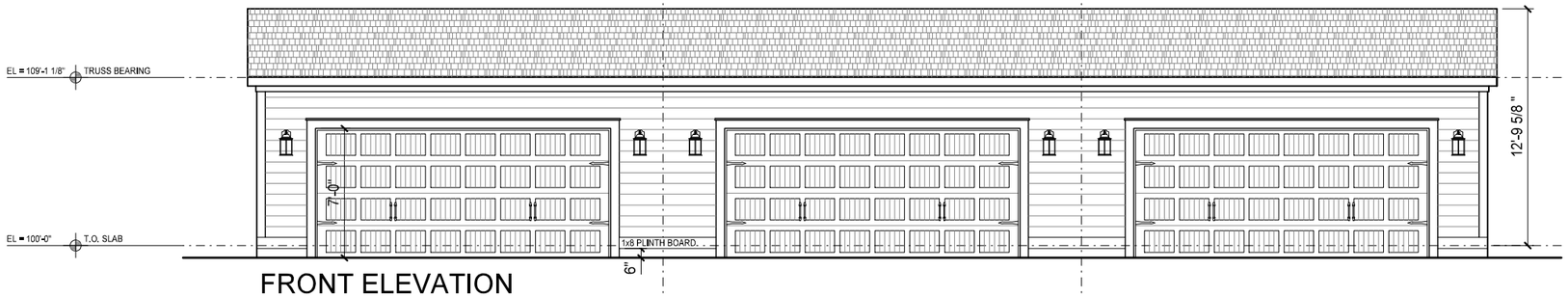
© 2026 Keiser Design Group, Inc.



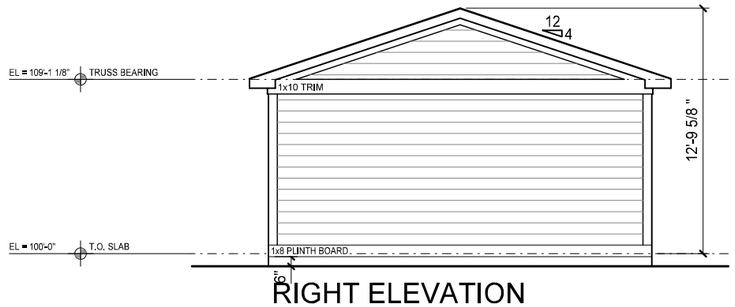
REAR ELEVATION



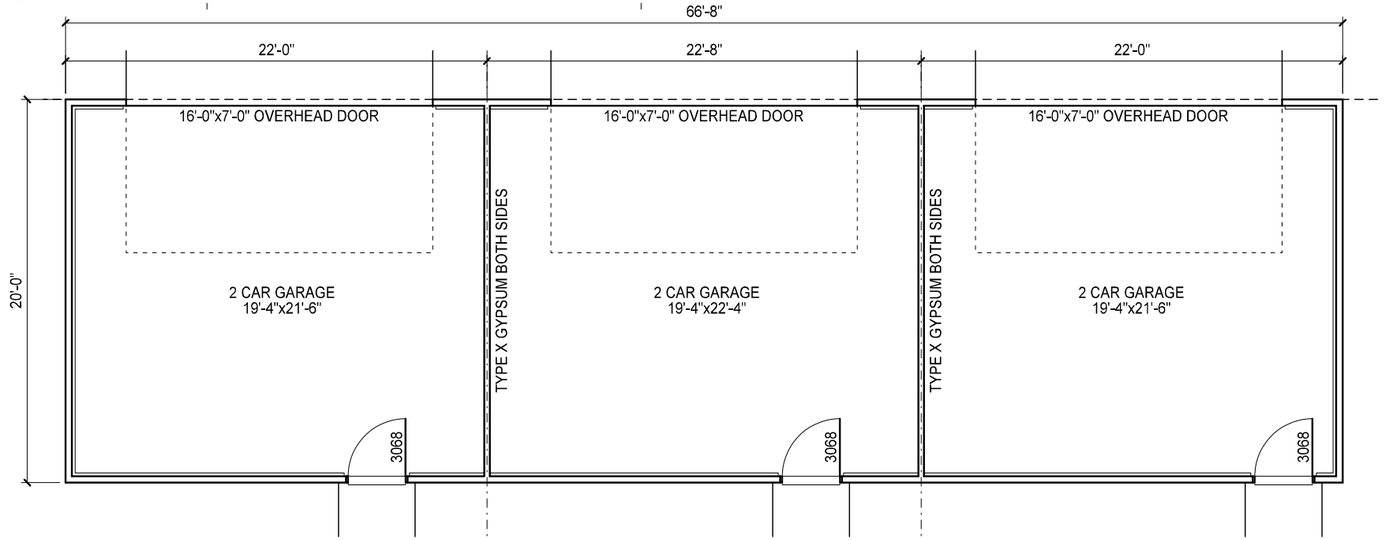
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



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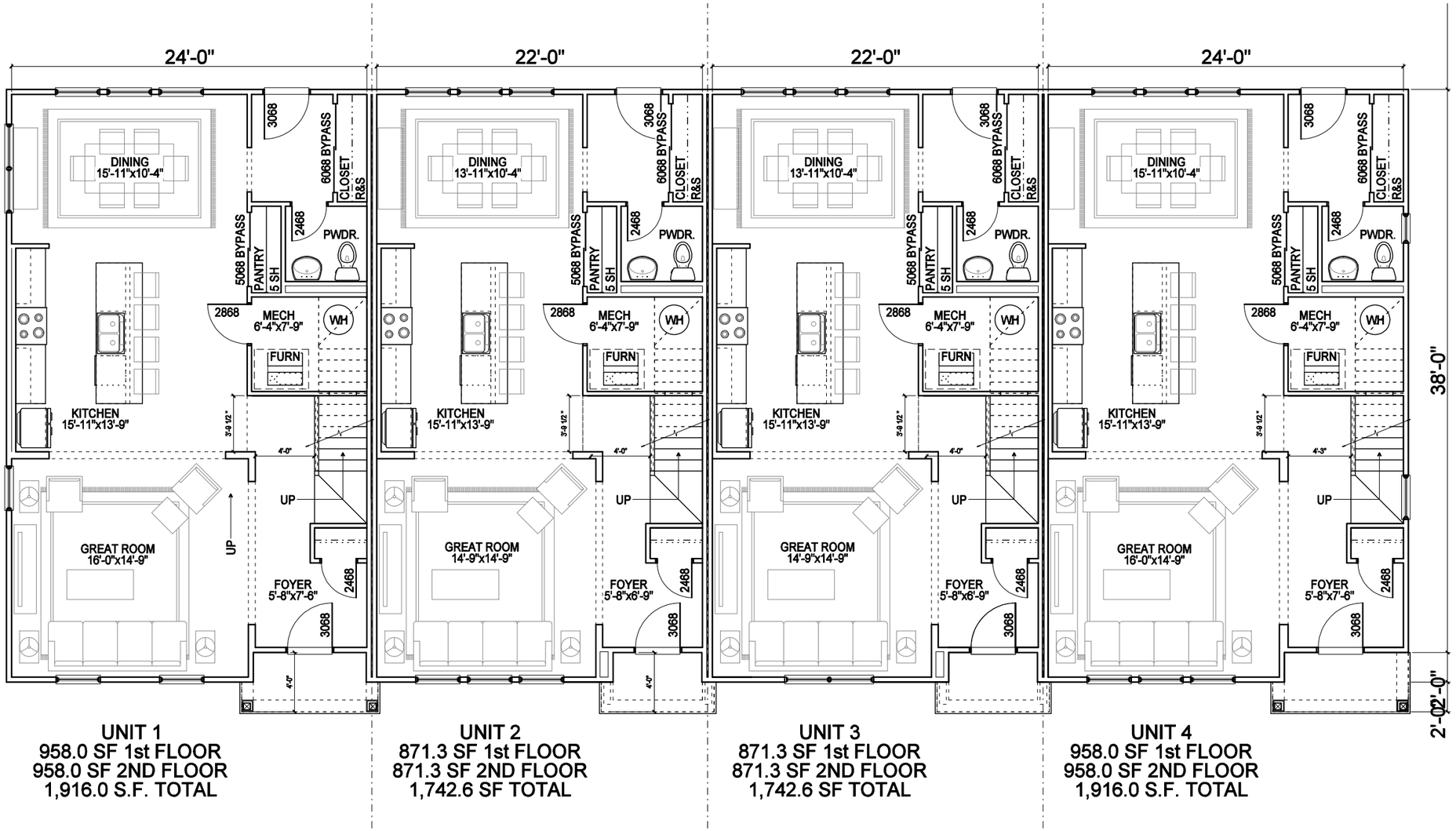
3 UNIT TOWNHOUSES - DETACHED GARAGE

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

A0.34

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UNIT 1
958.0 SF 1st FLOOR
958.0 SF 2ND FLOOR
1,916.0 S.F. TOTAL

UNIT 2
871.3 SF 1st FLOOR
871.3 SF 2ND FLOOR
1,742.6 SF TOTAL

UNIT 3
871.3 SF 1st FLOOR
871.3 SF 2ND FLOOR
1,742.6 SF TOTAL

UNIT 4
958.0 SF 1st FLOOR
958.0 SF 2ND FLOOR
1,916.0 S.F. TOTAL

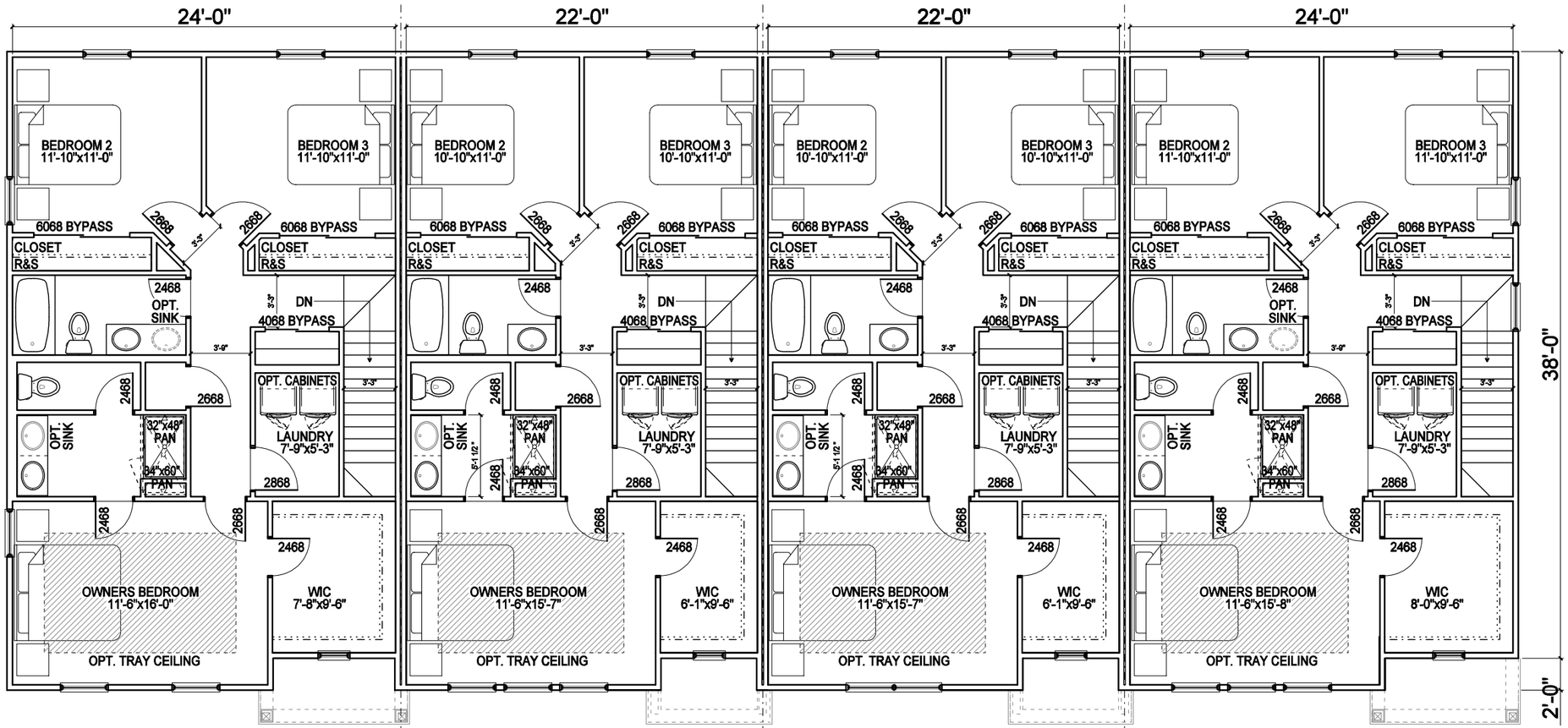
KEISER DESIGN GROUP www.keiserdesigngroup.com

4 UNIT TOWNHOUSES FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

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UNIT 1
958.0 SF 1st FLOOR
958.0 SF 2ND FLOOR
1,916.0 S.F. TOTAL

UNIT 2
871.3 SF 1st FLOOR
871.3 SF 2ND FLOOR
1,742.6 SF TOTAL

UNIT 3
871.3 SF 1st FLOOR
871.3 SF 2ND FLOOR
1,742.6 SF TOTAL

UNIT 4
958.0 SF 1st FLOOR
958.0 SF 2ND FLOOR
1,916.0 S.F. TOTAL

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4 UNIT TOWNHOUSES SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
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LEFT ELEVATION



FRONT ELEVATION

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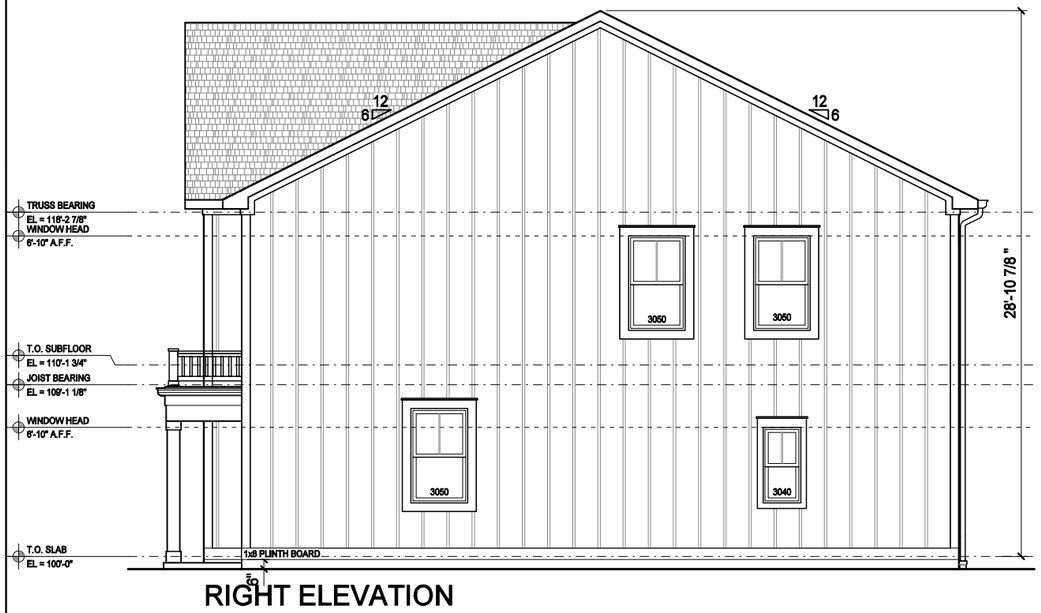
4 UNIT TOWNHOUSES

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

A0.37

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RIGHT ELEVATION



REAR ELEVATION

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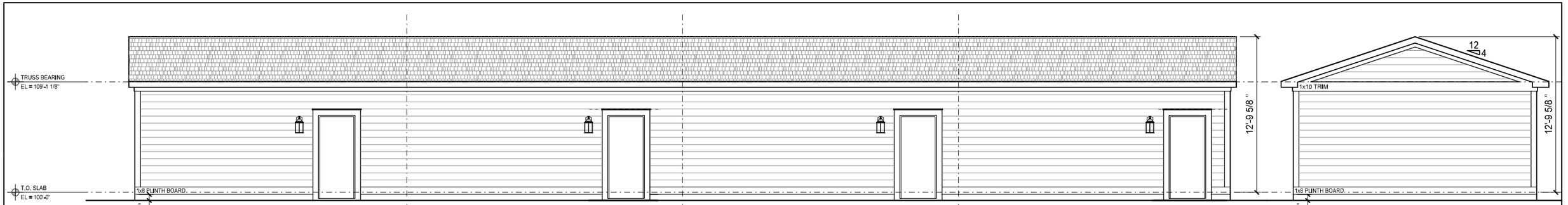
4 UNIT TOWNHOUSES

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
Other designs may be available and will meet all applicable code and text design standards.

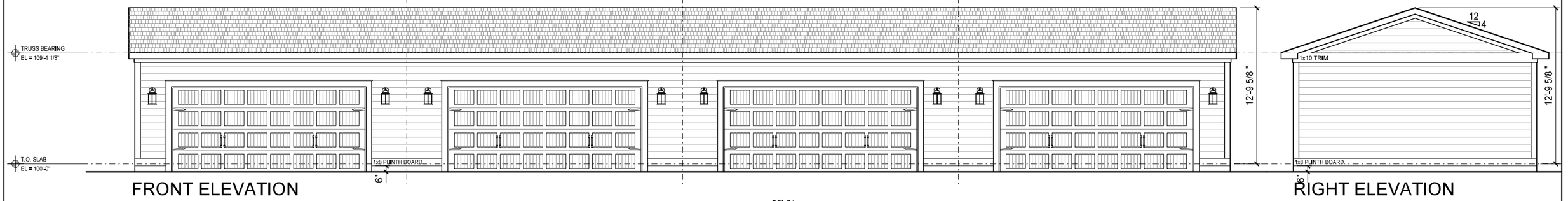
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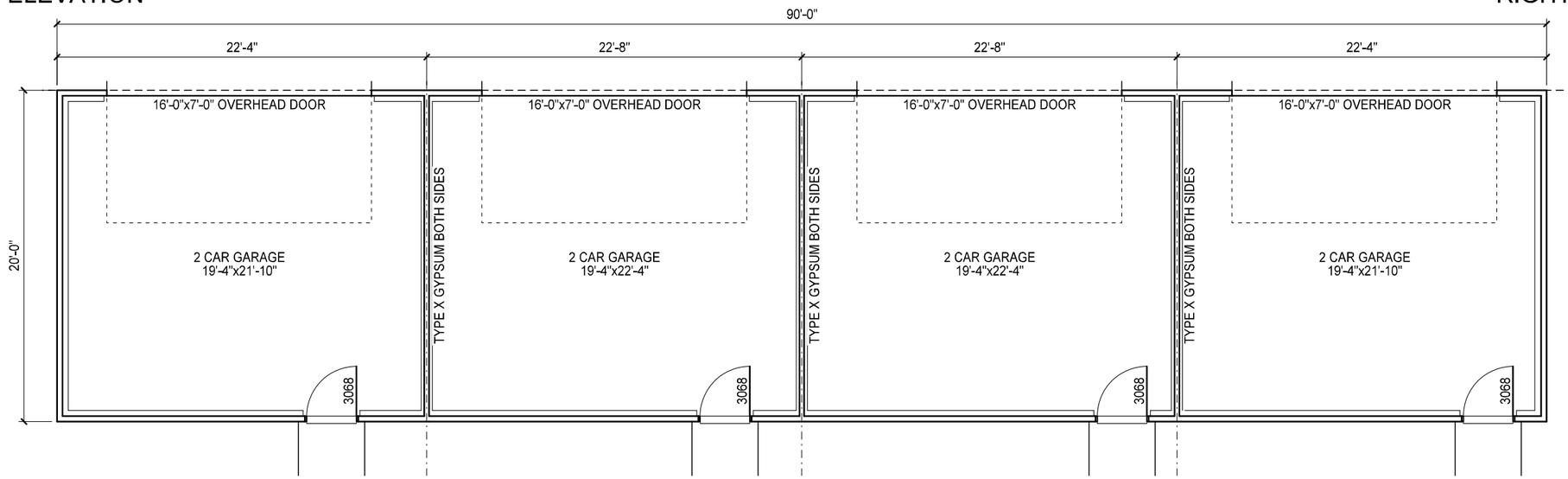
REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION



KEISER DESIGN GROUP www.keiserdesigngroup.com

4 UNIT TOWNHOUSES - DETACHED GARAGE

SCALE: 1/4"=1'-0"

NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

A0.39

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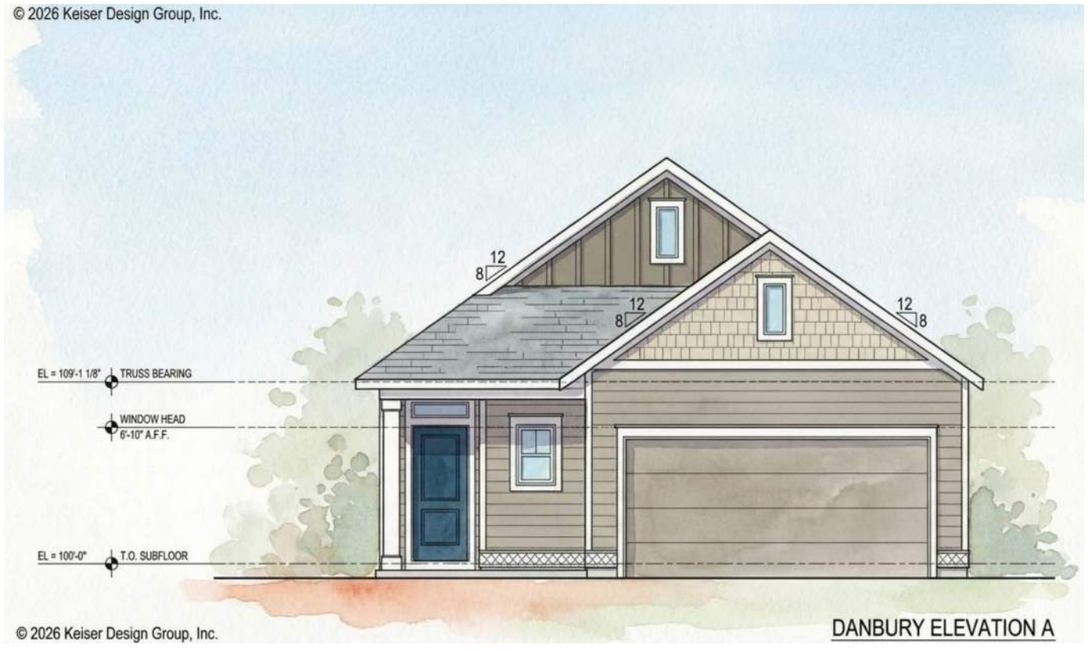


NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
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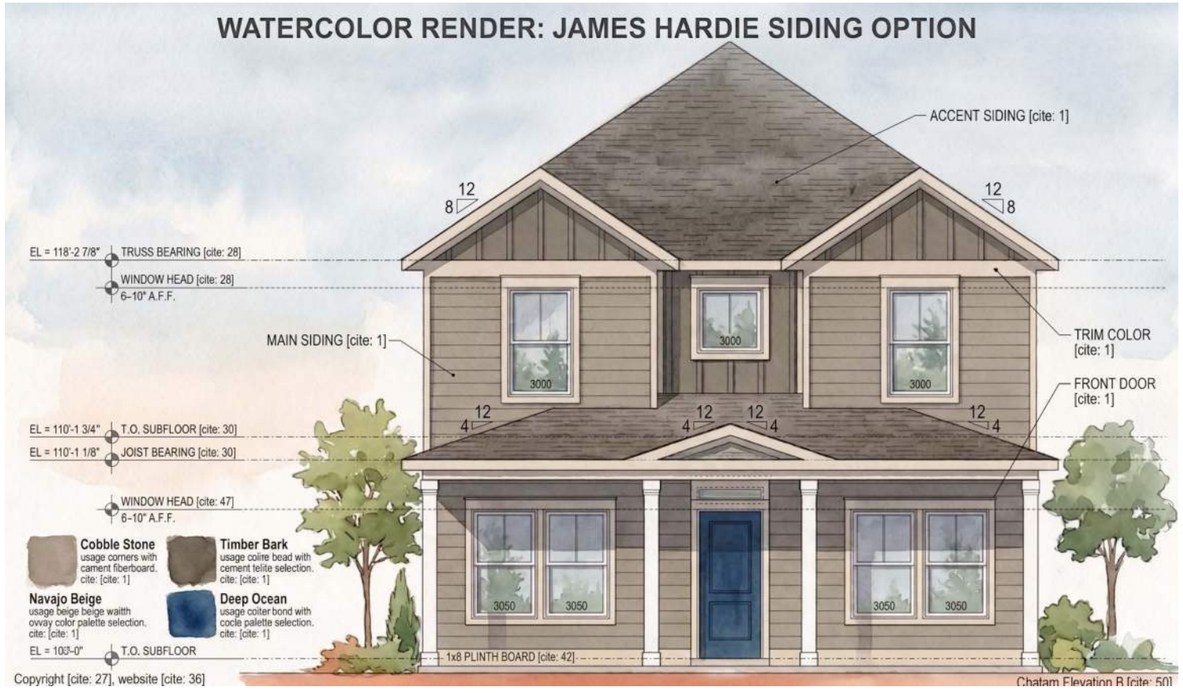




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NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
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KEISER DESIGN

LINCOLN ELEVATION A

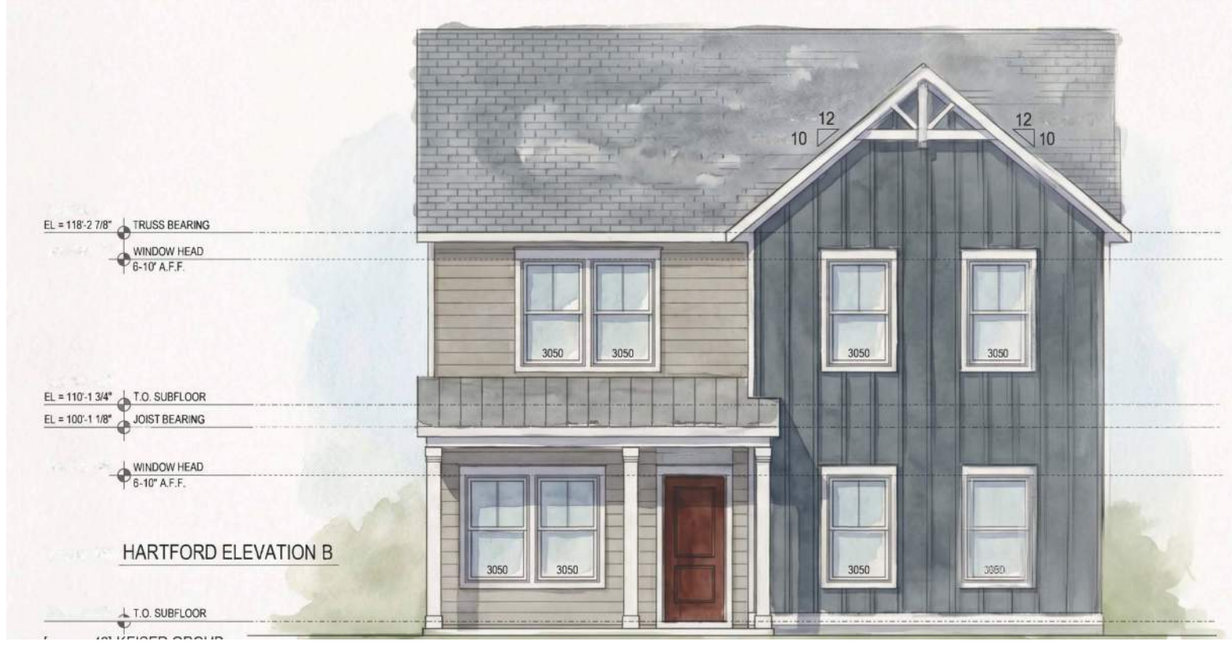


KEISER DESIGN

LINCOLN ELEVATION



HARTFORD ELEVATION A



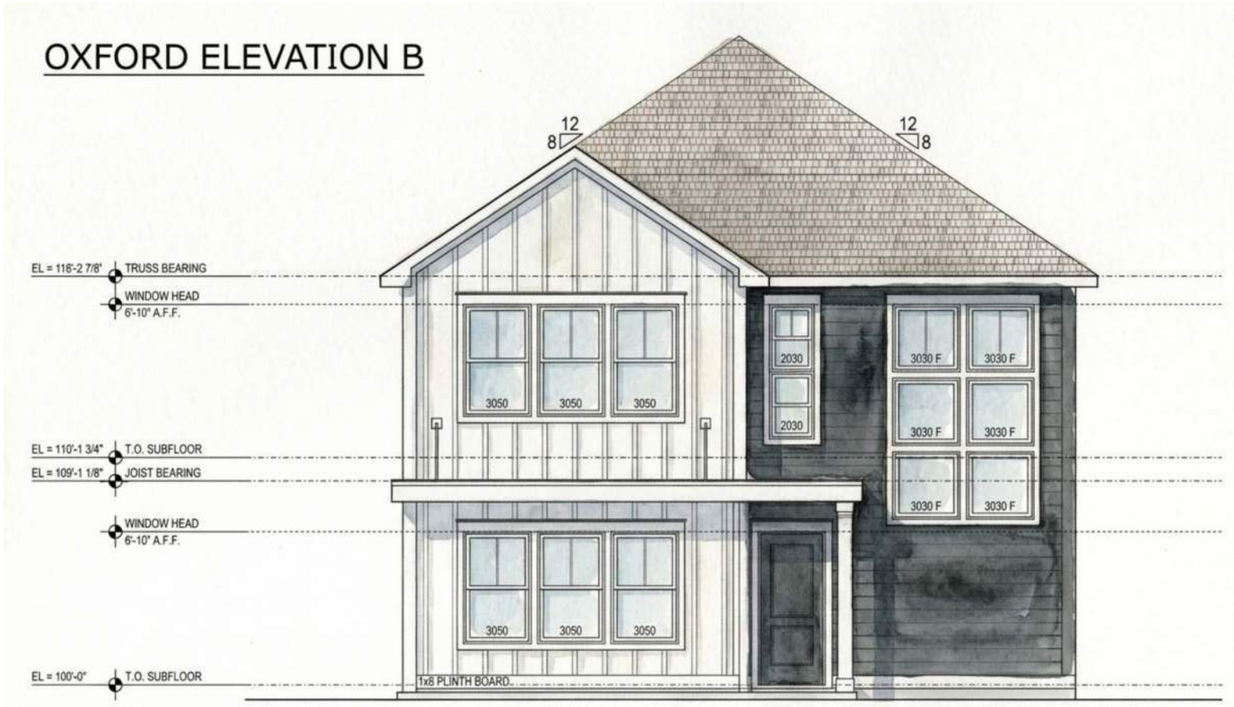
HARTFORD ELEVATION B

NOTE: Designs for floor plans and elevations are not limited to those presented in this application.
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OXFORD ELEVATION A





NEWBERRY ELEVATION A



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FOUR-UNIT TOWNHOUSE - FRONT ELEVATION

Unit 1: Iron Gray Lap Siding; Unit 2: Boothbay Blue Lap Siding;

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FOUR-UNIT TOWNHOUSE - FRONT ELEVATION

Watercolor Architectural Rendering

Unit 1: Cool Blue Lap Siding; Unit 2: Warm Taupe Lap Siding;
Unit 3: White Lap Siding; Unit 4: Charcoal Gray Board & Batten

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FOUR-UNIT TOWNHOUSE - FRONT ELEVATION

Watercolor Architectural Rendering

Unit 1: Evening Blue B&B; Unit 2: Cobble Stone Siding & Gable [cite: 9];
Unit 3: Monterey Taupe B&B; Unit 4: Sail Cloth Siding

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FOUR-UNIT TOWNHOUSE - FRONT ELEVATION

Watercolor Architectural Rendering

Unit 1: Cool Blue Lap Siding; Unit 2: Warm Taupe Lap Siding;
Unit 3: White Lap Siding; Unit 4: Charcoal Gray Board & Batten

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NOTE: Designs for floor plans and elevations are not limited to those presented in this application. Other designs may be available and will meet all applicable code and text design standards.

NOTE:
THE INFORMATION PROVIDED DOES NOT LIMIT THE COLOR AND MATERIALS PERMITTED BY RIGHT IN THE APPROVED PUD STANDARDS.

Neutrals (Taupe, Tan, Beige)
Example: SW6142 Macadamia

Whites and Off-Whites
Example: SW7008 Alabaster

Light Gray
Example: SW7064 Passive

Dark Gray
Example: SW7075 Web Gray

Light Blue
Example: SW6227 Meditative

Dark Blue
Example: SW6510 Loyal Blue

Light Green
Example: SW2852 Plymouth Green

Dark Green
Example: SW6439 Greenfield

Red
Example: SW7600 Bolero

Yellow
Example: SW2857 Peace Yellow

Brown
Example: SW6083 Sable

Miscellaneous
Example: SW6258 Tricorn Black

EDGE
www.edgelv.com

Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

PRIMARY COLOR THEMES

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
April 15, 2026

Job #25125

SHEET
A1.00

NOTE:
THE INFORMATION PROVIDED DOES NOT LIMIT THE COLOR AND MATERIALS PERMITTED BY RIGHT IN THE APPROVED PUD STANDARDS.

Whites	Oat Milk	SW9501
Whites	Arrowroote	SW9502
Whites	Cheviot	SW9503
Whites	Cold Foam	SW9504
Whites	Frost Bite	SW9505
Whites	White Snow	SW9541
Whites	Natural White	SW9542
Whites	Gypsum	SW9543
Whites	Dashing	SW9544
Whites	Ghosted	SW9545
Whites	Cotton	SW9581
Whites	White Sand	SW9582
Whites	Sanctuary	SW9583
Whites	Mortar	SW9584
Whites	Sunbleached	SW9585
Whites	Clean Slate	SW9621
Whites	White Sail	SW9622

Whites	Snowbelt	SW9623
Whites	Winsome Grey	SW9624
Whites	Grey Mist	SW9625
Warm Neutrals	Whisper	SW9591
Warm Neutrals	Illusion	SW9592
Warm Neutrals	Lauriston Stone	SW9593
Warm Neutrals	Settlement	SW9594
Warm Neutrals	Braintree	SW9595
Warm Neutrals	Pachyderm	SW9596
Warm Neutrals	Western Reserve	SW9597
Warm Neutrals	Solitary Slate	SW9598
Warm Neutrals	Limestone	SW9599
Warm Neutrals	Armory	SW9600
Warm Neutrals	Symmetry	SW9601
Warm Neutrals	Studio Beige	SW9602
Warm Neutrals	Quarry Stone	SW9603
Warm Neutrals	Tea Leaf	SW9604

Warm Neutrals	Clove	SW9605
Warm Neutrals	Slumber Sloth	SW9606
Warm Neutrals	Tanglewood	SW9607
Warm Neutrals	Habitat	SW9608
Warm Neutrals	Landmark	SW9609
Warm Neutrals	Stony Creek	SW9610
Warm Neutrals	Minimalist	SW9611
Warm Neutrals	Perfect Khaki	SW9612
Warm Neutrals	Terrain	SW9613
Warm Neutrals	Carriage Stone	SW9614
Warm Neutrals	Prospect	SW9615
Warm Neutrals	Dumpling	SW9616
Warm Neutrals	Beachcomber	SW9617
Warm Neutrals	Woodbridge	SW9618
Warm Neutrals	Teakwood	SW9619
Warm Neutrals	Prelude	SW9620
Tints	Warm Winter	SW9506

Tints	Cream and Sugar	SW9507
Tints	Natural Wool	SW9508
Tints	Steamed Chai	SW9509
Tints	Peace of Mind	SW9510
Tints	Lunar Lite	SW9546
Tints	Vessel	SW9547
Tints	Sweater Weather	SW9548
Tints	Touch of Grey	SW9549
Tints	Mercurial	SW9550
Tints	White Sesame	SW9586
Tints	Mushroom	SW9587
Tints	High Sierra	SW9588
Tints	Limewash	SW9589
Tints	Taupe of the Mo	SW9590
Tints	Glacier Bay	SW9626
Tints	Pacific Fog	SW9627
Tints	Winter Walk	SW9628

EDGE
www.edgela.com

Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

SUPPORTING COLORS

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
April 15, 2026

Job #25125

SHEET
A1.01

NOTE:
THE INFORMATION PROVIDED DOES NOT LIMIT THE COLOR AND MATERIALS PERMITTED BY RIGHT IN THE APPROVED PUD STANDARDS.

Tints	Constellation	SW9629	
Tints	Moorstone	SW9630	
Soft Shades + Statement Hues	Radiant Dawn	SW9661	
Soft Shades + Statement Hues	Fresh Zest	SW9662	
Soft Shades + Statement Hues	Honeypot	SW9663	
Soft Shades + Statement Hues	Sun Salutation	SW9664	
Soft Shades + Statement Hues	Sunny Side Up	SW9665	
Soft Shades + Statement Hues	Barely Pear	SW9666	
Soft Shades + Statement Hues	Carambola	SW9667	
Soft Shades + Statement Hues	Wild Lime	SW9668	
Soft Shades + Statement Hues	Glade Green	SW9669	
Soft Shades + Statement Hues	Olivetone	SW9670	
Soft Shades + Statement Hues	Serendipity	SW9671	
Soft Shades + Statement Hues	Wavecrest	SW9672	
Soft Shades + Statement Hues	Valleyview	SW9673	
Soft Shades + Statement Hues	Leaflet	SW9674	
Soft Shades + Statement Hues	Westhaven	SW9675	

Soft Shades + Statement Hues	Green Glimpse	SW9676	
Soft Shades + Statement Hues	Kingston	SW9677	
Soft Shades + Statement Hues	Holly Glen	SW9678	
Soft Shades + Statement Hues	Juniper	SW9679	
Soft Shades + Statement Hues	Night Watch	SW9680	
Soft Shades + Statement Hues	Rainsong	SW9681	
Soft Shades + Statement Hues	Silent Ripple	SW9682	
Soft Shades + Statement Hues	Lakeside	SW9683	
Soft Shades + Statement Hues	Azure Tide	SW9684	
Soft Shades + Statement Hues	After the Storm	SW9685	
Soft Shades + Statement Hues	Opalescent	SW9686	
Soft Shades + Statement Hues	Blue Iris	SW9687	
Soft Shades + Statement Hues	Modern Lavende	SW9688	
Soft Shades + Statement Hues	Ripe Berry	SW9689	
Soft Shades + Statement Hues	Mountain Fig	SW9690	
Soft Shades + Statement Hues	Crystalline	SW9691	
Soft Shades + Statement Hues	Cotton Candy	SW9692	

Soft Shades + Statement Hues	Rose Pink	SW9693	
Soft Shades + Statement Hues	Wild Poppy	SW9694	
Soft Shades + Statement Hues	Beetroot	SW9695	
Soft Shades + Statement Hues	Pale Pink	SW9696	
Soft Shades + Statement Hues	Lotus Petal	SW9697	
Soft Shades + Statement Hues	Corallite	SW9698	
Soft Shades + Statement Hues	Stone Fruit	SW9699	
Soft Shades + Statement Hues	Full Bloom	SW9700	
Natural Neutrals	Warm Oats	SW9511	
Natural Neutrals	Threaded Loom	SW9512	
Natural Neutrals	Sleepy Owlet	SW9513	
Natural Neutrals	Zinc Luster	SW9514	
Natural Neutrals	Tungsten	SW9515	
Natural Neutrals	Accolade	SW9516	
Natural Neutrals	Outrigger	SW9517	
Natural Neutrals	Featherstone	SW9518	
Natural Neutrals	Country Tweed	SW9519	

Natural Neutrals	Nocturne	SW9520	
Natural Neutrals	Simple Stone	SW9521	
Natural Neutrals	Meander	SW9522	
Natural Neutrals	Canal Street	SW9523	
Natural Neutrals	Crooked River	SW9524	
Natural Neutrals	Hidden Trail	SW9525	
Natural Neutrals	Woolen Mittens	SW9526	
Natural Neutrals	Worn Khaki	SW9527	
Natural Neutrals	Vintage	SW9528	
Natural Neutrals	Twig Basket	SW9529	
Natural Neutrals	Momentum	SW9530	
Natural Neutrals	Stone Guardians	SW9531	
Natural Neutrals	Earthy Ochre	SW9532	
Natural Neutrals	Rattan Palm	SW9533	
Natural Neutrals	River Reed	SW9534	
Natural Neutrals	Nettle	SW9535	
Natural Neutrals	Lamb's Wool	SW9536	

EDGE
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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

SUPPORTING COLORS

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
April 15, 2026

Job #25125

SHEET
A1.02

NOTE:
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Natural Neutrals	Sugared Almond	SW9537	
Natural Neutrals	Tangled Twine	SW9538	
Natural Neutrals	Shaker Peg	SW9539	
Natural Neutrals	Timber Beam	SW9540	
Cool Neutrals	Skipping Rocks	SW9551	
Cool Neutrals	Antimony	SW9552	
Cool Neutrals	Allegory	SW9553	
Cool Neutrals	Going Grey	SW9554	
Cool Neutrals	Storm Warning	SW9555	
Cool Neutrals	Intrepid Grey	SW9556	
Cool Neutrals	Autonomous	SW9557	
Cool Neutrals	Castlegate	SW9558	
Cool Neutrals	Scattered Showers	SW9559	
Cool Neutrals	Night Out	SW9560	
Cool Neutrals	Guild Grey	SW9561	
Cool Neutrals	Fortitude	SW9562	
Cool Neutrals	Bedrock	SW9563	

Cool Neutrals	Before the Storm	SW9564	
Cool Neutrals	Forged Steel	SW9565	
Cool Neutrals	Grey Heron	SW9566	
Cool Neutrals	Viaduct	SW9567	
Cool Neutrals	Smooth Stone	SW9568	
Cool Neutrals	Alloy	SW9569	
Cool Neutrals	Ironclad	SW9570	
Cool Neutrals	Solstice	SW9571	
Cool Neutrals	Warm Pewter	SW9572	
Cool Neutrals	Hibernate	SW9573	
Cool Neutrals	Hulett Ore	SW9574	
Cool Neutrals	Metropolis	SW9575	
Cool Neutrals	Whirlwind	SW9576	
Cool Neutrals	Soft Suede	SW9577	
Cool Neutrals	Restoration	SW9578	
Cool Neutrals	Timeless Taupe	SW9579	
Cool Neutrals	Cracked Pepper	SW9580	

Blues + Greens	Mantra	SW9631	
Blues + Greens	Serenely	SW9632	
Blues + Greens	Silver Lake	SW9633	
Blues + Greens	Morning at Sea	SW9634	
Blues + Greens	Stargazer	SW9635	
Blues + Greens	Windchill	SW9636	
Blues + Greens	Mineral	SW9637	
Blues + Greens	Breakwater	SW9638	
Blues + Greens	Rain Cloud	SW9639	
Blues + Greens	Sea Mariner	SW9640	
Blues + Greens	Dew Drop	SW9641	
Blues + Greens	Silver Tipped Sag	SW9642	
Blues + Greens	Eventide	SW9643	
Blues + Greens	Portsmouth	SW9644	
Blues + Greens	Big Dipper	SW9645	
Blues + Greens	Create	SW9646	
Blues + Greens	Soft Sage	SW9647	

Blues + Greens	Frosted Fern	SW9648	
Blues + Greens	Willowleaf	SW9649	
Blues + Greens	Succulent	SW9650	
Blues + Greens	Sea Spray	SW9651	
Blues + Greens	Hazel Gaze	SW9652	
Blues + Greens	Forever Green	SW9653	
Blues + Greens	Taiga	SW9654	
Blues + Greens	Mountain Pass	SW9655	
Blues + Greens	Pine Frost	SW9656	
Blues + Greens	Piedmont	SW9657	
Blues + Greens	Fresh Eucalyptus	SW9658	
Blues + Greens	Marine	SW9659	
Blues + Greens	Tarragon	SW9660	

EDGE
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Schottenstein Homes

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MARYSVILLE NORTH

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Issue Date:
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SHEET
A1.03

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SHEET
A1.04

BUILDING MATERIALS:
STONE

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

**BUILDING MATERIALS:
STONE**

OWNER:
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Columbus, OH 43215
614-486-3343

Issue Date:
April 15, 2026

Job #25125

SHEET
A1.05

BUILDING MATERIALS:
BRICK

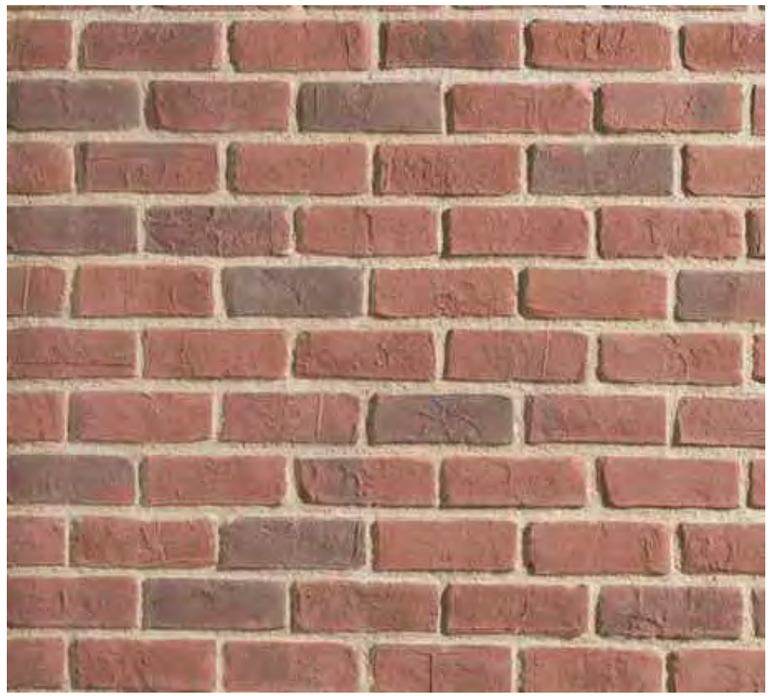
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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

**BUILDING MATERIALS:
BRICK**

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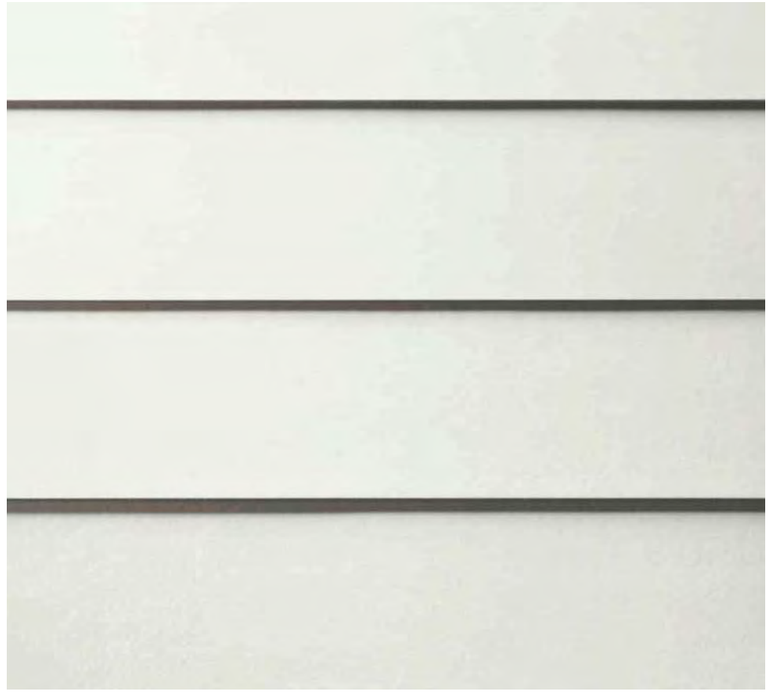
Issue Date:
April 15, 2026

Job #25125

SHEET
A1.06

BUILDING MATERIALS:
SIDING

NOTE:
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MARYSVILLE, OHIO
MARYSVILLE NORTH

**BUILDING MATERIALS:
SIDING**

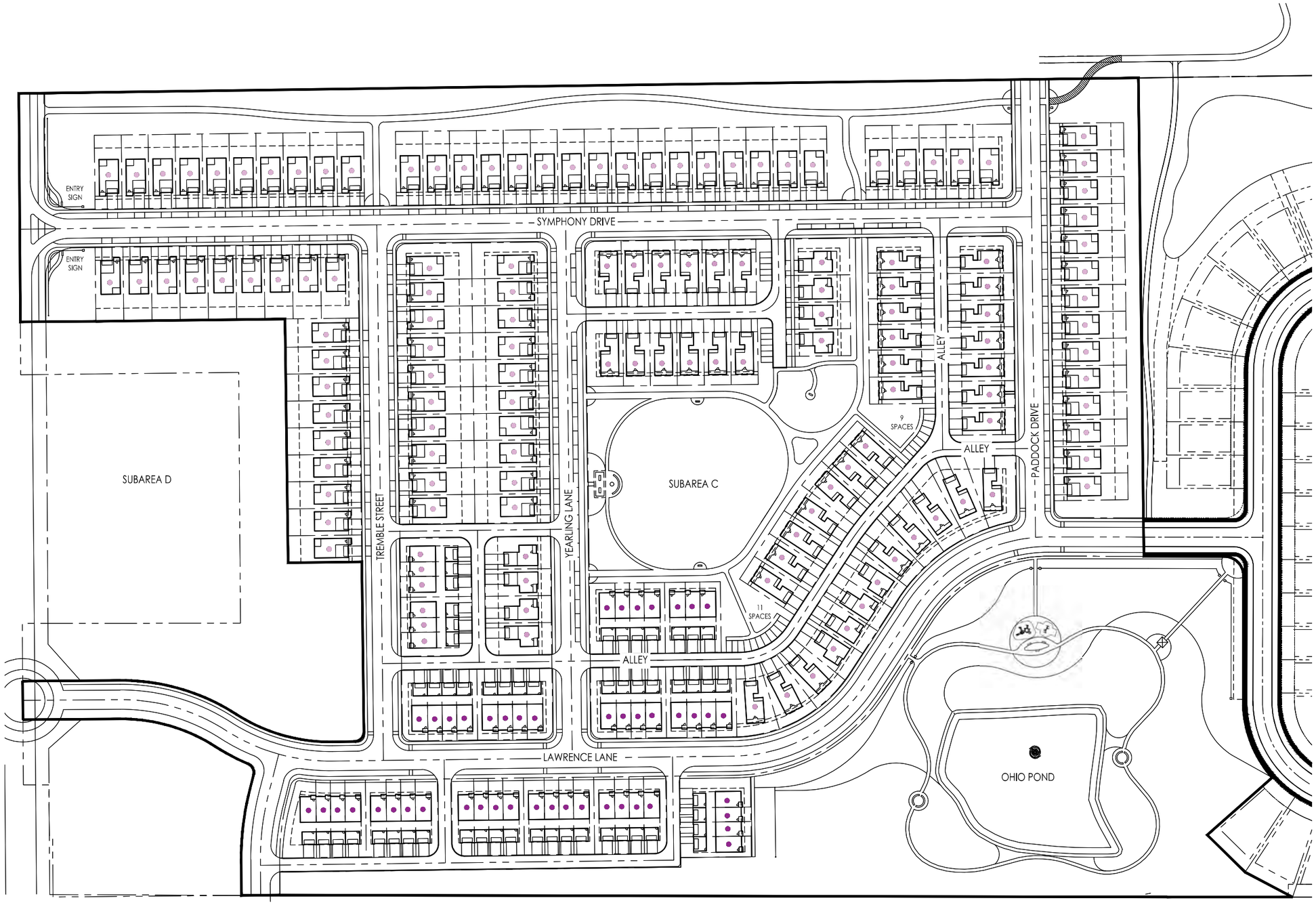
OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
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Issue Date:
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Job #25125

SHEET
A1.07



SITE DATA

GROSS AREA:	+/- 44.21 AC
SINGLE FAMILY FRONT LOAD	83 LOTS
SINGLE FAMILY REAR LOAD	52 LOTS
TOWNHOMES	53 LOTS
TOTAL:	188 LOTS

0' 40' 80' 160' NORTH

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

SITE PLAN

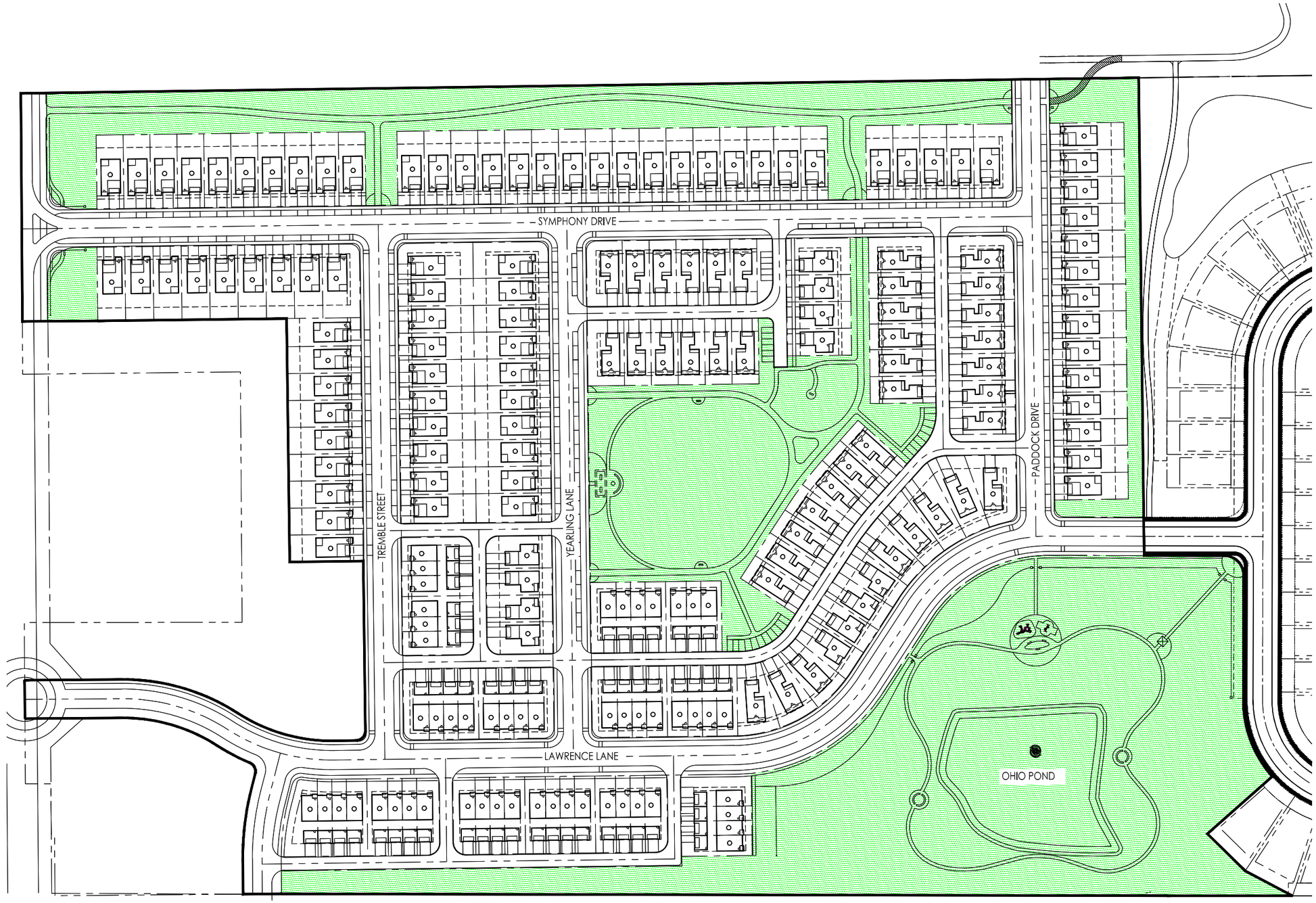
OWNER
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140 Mill Street Suite A
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LANDSCAPE ARCHITECT:
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The EDGE Group, Inc.
330 W. Spring Street
Suite 350
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614-486-3343

Issue Date:
April 13, 2026

Job #25125

SHEET
L0.01



OPEN SPACE KEY

OPEN SPACES PROVIDED

OPEN SPACE DATA

TOTAL SITE AC:	+/- 44.21 AC.
OPEN SPACE REQUIRED:	+/-13.26 AC. (30%)
OPEN SPACE PROVIDED:	+/-15.05 AC. (34%)

0' 40' 80' 160' NORTH

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

OPEN SPACE PLAN

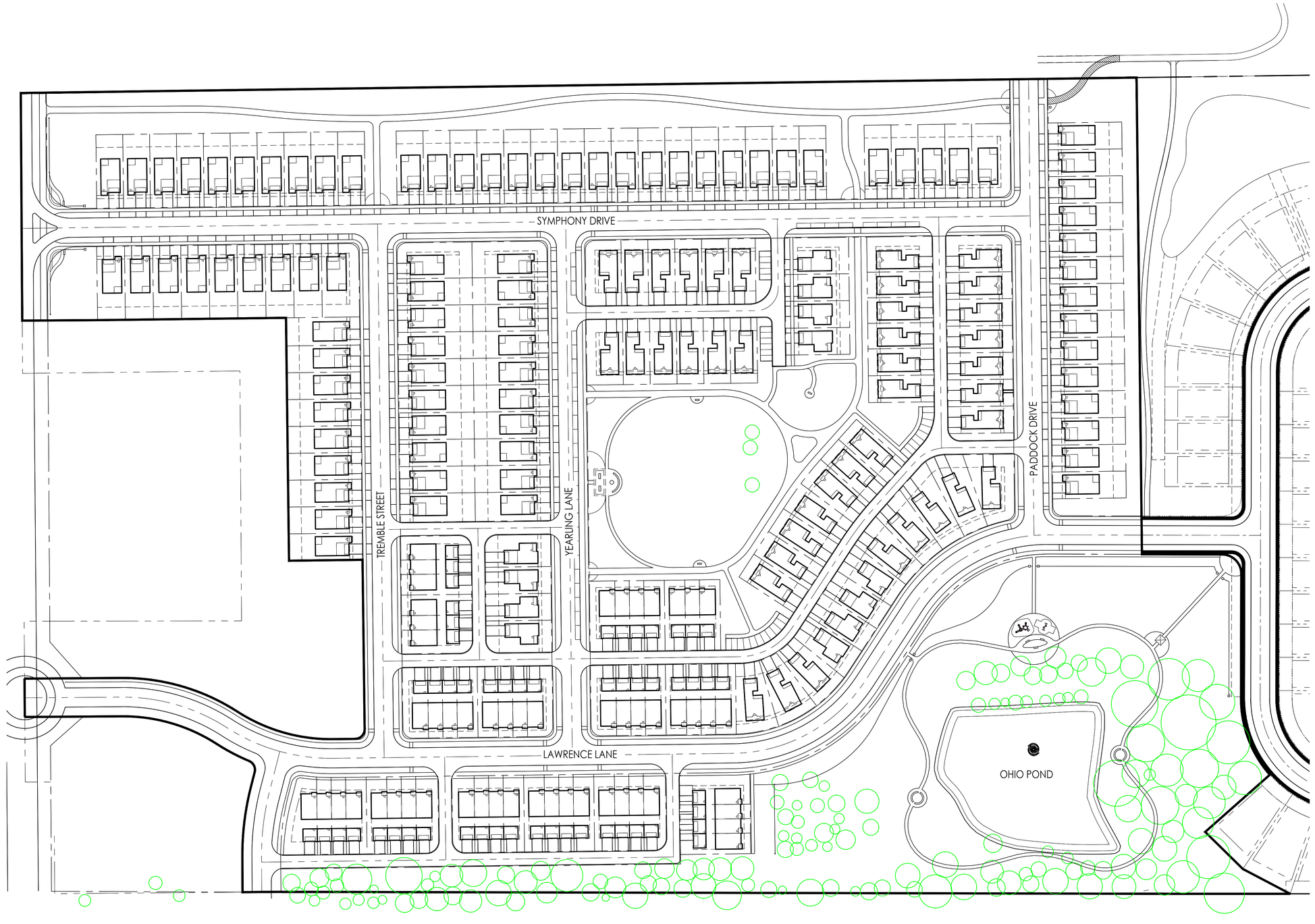
OWNER:
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Schottenstein Homes
140 Mill Street Suite A
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330 W. Spring Street
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SHEET
L0.02



KEY

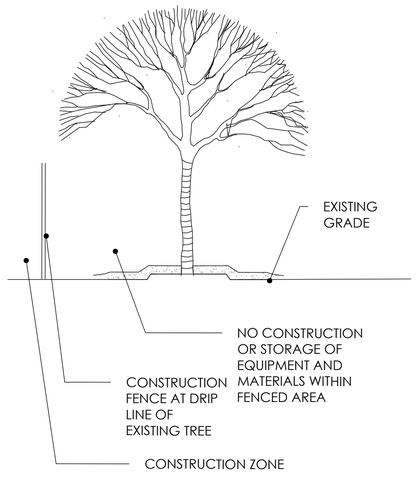
TREE TO BE PRESERVED

NOTE 1: A good faith effort will be made to preserve existing trees, as depicted, to the greatest extent possible along the southern boundary line buffering the townhomes from Cooks Pointe and around the "Ohio" pond as per the approved development text. Existing trees may be impacted in these areas to meet conditions for drainage, storm water management, utility installation, roadway infrastructure, etc. Tree replacement is not required in any case.

NOTE 2: All trees removed outside of the Tree Removal Plan shall follow the City's Tree Replacement program.

NOTE 3: No grading, construction staging, or heavy equipment traffic is permitted within this boundary, and that all fencing must be installed before clearing equipment arrives on site.

TREE PROTECTION FENCING



0' 40' 80' 160' NORTH

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

TREE PRESERVATION PLAN

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
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The EDGE Group, Inc.
330 W. Spring Street
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Issue Date:
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Job #25125

SHEET
L0.03



KEY PLAN

- SIDEWALKS - 5'
- GRAVEL TRAIL - 5'
- MULTI-PURPOSE TRAIL - 10'

0' 40' 80' 160' NORTH

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

CONNECTIVITY PLAN

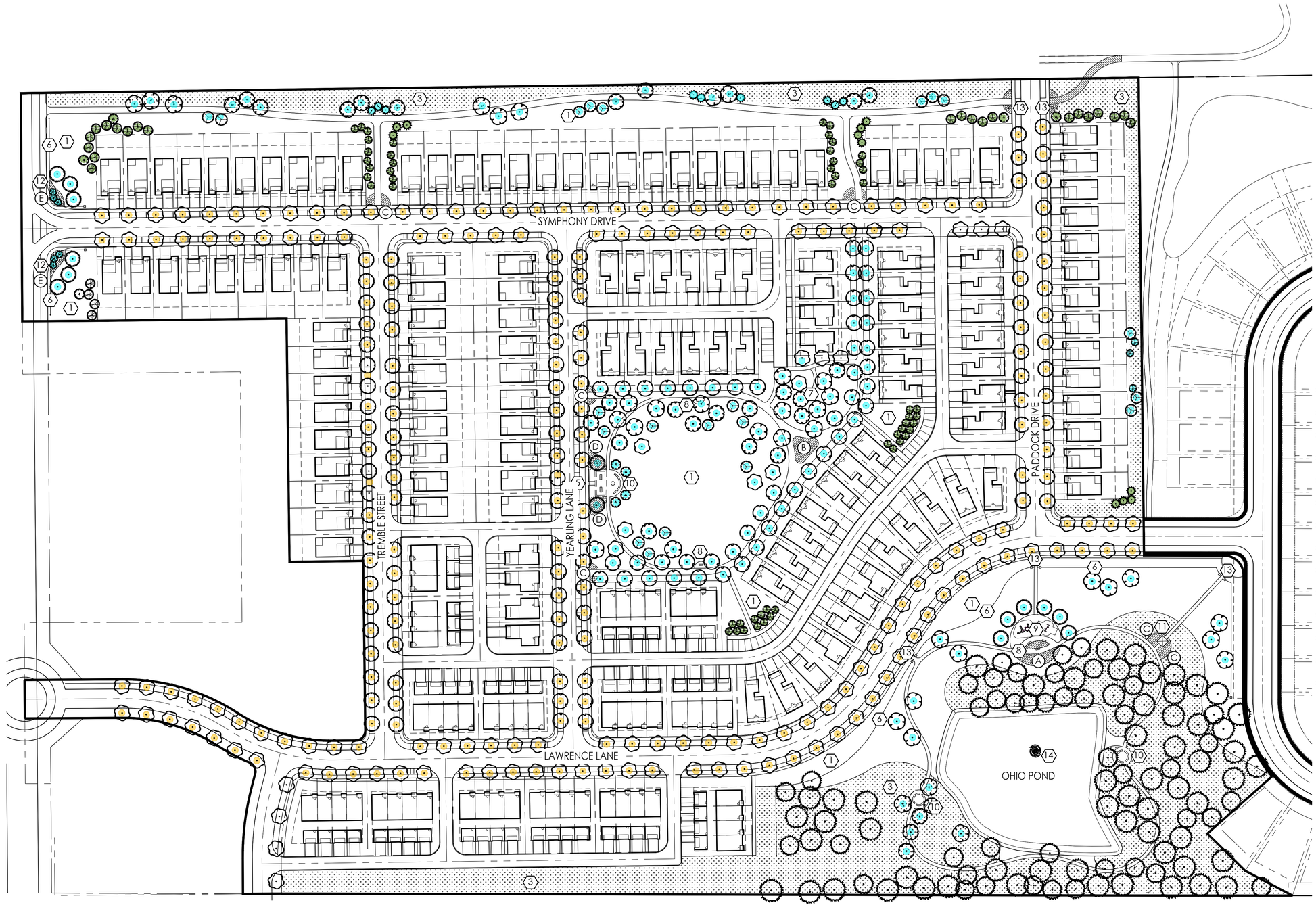
OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
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EDGE
The EDGE Group, Inc.
330 W. Spring Street
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614-486-3343

Issue Date:
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Job #25125

SHEET
L0.04



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
12. SEE SHEET L3.01 FOR PLANT LIST.

CONSTRUCTION NOTES

1. FINE TURF AREA. TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES. SEE SPECIFICATIONS ON SHEET L3.01.
2. LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.
3. ROUGH TURF AREA. DEFINE WITH SIGNAGE, SEE DETAIL 2, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
4. MULTI-USE PATH
5. COMMUNITY MAIL PAVILLION, SEE DETAIL 4, SHEET L4.02.
6. CROSS BUCK FENCE, SEE DETAIL 1, SHEET L4.03.
7. SWINGING BENCH, SEE DETAIL 1, L4.04.
8. BENCH, SEE DETAIL 2, SHEET L4.04.
9. PLAYGROUND STRUCTURE, SEE DETAIL 3, SHEET L4.04.
10. NATURALIZED ROCK SEATING, SEE DETAIL 4, SHEET L4.04.
11. COMMUNITY SHELTER, SEE DETAIL 5, SHEET L4.02.
12. ENTRY SIGNAGE, SEE DETAIL 1, SHEET L4.05.
13. ENTRY COLUMN
14. FOUNTAIN, AQUAMASTER: MASTERS SERIES, CROWN AND GEYSER, 6.7' HEIGHT GEYSER AND 3.1" CROWN. OR EQUIVALENT.

LANDSCAPE KEY

SYMBOL	CATEGORY	SYMBOL	CATEGORY
	FINE TURF SEED MIX	A	MASS PLANTING: ORNAMENTAL GRASSES
	ROUGH TURF AREA	B	MASS PLANTING: PERENNIALS AND GROUND COVER
	LANDSCAPE AREA	C	DECORATIVE PLANTING: FLOWERING SHRUBS AND PERENNIALS
	STREET TREE	D	ACCENT PLANTING: ORNAMENTAL TREES AND DECIDUOUS SHRUBS
	BUFFER TREE	E	ENTRY PLANTING: ORNAMENTAL TREES, EVERGREEN SHRUBS, PERENNIALS
	OPEN SPACE TREE		

0' 40' 80' 160' NORTH

EDGE
www.edgela.com

Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

LANDSCAPE PLAN

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
April 13, 2026

Job #25125

SHEET
L1.01

GENERAL NOTES

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2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED; VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
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5. COMMUNITY MAIL PAVILLION. SEE DETAIL 4, SHEET L4.02.
6. CROSS BUCK FENCE. SEE DETAIL 1, SHEET L4.03.
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13. ENTRY COLUMN

LANDSCAPE KEY

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	BUFFER TREE	E	ENTRY PLANTING: ORNAMENTAL TREES, EVERGREEN SHRUBS, PERENNIALS
	OPEN SPACE TREE		

0' 10' 20' 40' NORTH

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

CENTRAL PARK ENLARGEMENT

OWNER:
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Schottenstein Homes
140 NW Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
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The EDGE Group, Inc.
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SHEET
L2.01



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6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
12. SEE SHEET L3.01 FOR PLANT LIST.

CONSTRUCTION NOTES

1. FIN: TURF AREA. TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES. SEE SPECIFICATIONS ON SHEET L3.01.
2. LANDSCAPE AREA. PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.
3. ROUGH TURF AREA. DEFINE WITH SIGNAGE. SEE DETAIL 2, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
4. MULTI-USE PATH
5. COMMUNITY MAIL PAVILLION. SEE DETAIL 4, SHEET L4.02.
6. CROSS BUCK FENCE. SEE DETAIL 1, SHEET L4.03.
7. SWINGING BENCH, SEE DETAIL 1, L4.04.
8. BENCH, SEE DETAIL 2, SHEET L4.04.
9. PLAYGROUND STRUCTURE, SEE DETAIL 3, SHEET L4.04.
10. NATURALIZED ROCK SEATING, SEE DETAIL 4, SHEET L4.04.
11. COMMUNITY SHELTER, SEE DETAIL 5, SHEET L4.02.
12. ENTRY SIGNAGE, SEE DETAIL 1, SHEET L4.05.
13. ENTRY COLUMN
14. FOUNTAIN. AQUAMASTER: MASTERS SERIES, CROWN AND GEYSER, 6.7' HEIGHT GEYSER AND 3.1' CROWN. OR EQUIVALENT.

LANDSCAPE KEY

SYMBOL	CATEGORY	SYMBOL	CATEGORY
	FINE TURF SEED MIX	A	MASS PLANTING: ORNAMENTAL GRASSES
	ROUGH TURF AREA	B	MASS PLANTING: PERENNIALS AND GROUND COVER
	LANDSCAPE AREA	C	DECORATIVE PLANTING: FLOWERING SHRUBS AND PERENNIALS
	STREET TREE	D	ACCENT PLANTING: ORNAMENTAL TREES AND DECIDUOUS SHRUBS
	BUFFER TREE	E	ENTRY PLANTING: ORNAMENTAL TREES, EVERGREEN SHRUBS, PERENNIALS
	OPEN SPACE TREE		

0' 10' 20' 40' NORTH

EDGE
www.edgella.com

Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

OHIO POND ENLARGEMENT

OWNER:
Schottenstein Homes
Schottenstein Homes
140 N. Main Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
April 13, 2026

Job #25125

SHEET
L2.02



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
12. SEE SHEET L3.01 FOR PLANT LIST.

CONSTRUCTION NOTES

1. FINE TURF AREA. TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES. SEE SPECIFICATIONS ON SHEET L3.01.
2. LANDSCAPE AREA. PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.
3. ROUGH TURF AREA. DEFINE WITH SIGNAGE. SEE DETAIL 2, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
4. MULTI-USE PATH
5. COMMUNITY MAIL PAVILLION. SEE DETAIL 4, SHEET L4.02.
6. CROSS BUCK FENCE. SEE DETAIL 1, SHEET L4.03.
7. SWINGING BENCH, SEE DETAIL 1, L4.04.
8. BENCH, SEE DETAIL 2, SHEET L4.04.
9. PLAYGROUND STRUCTURE, SEE DETAIL 3, SHEET L4.04.
10. NATURALIZED ROCK SEATING, SEE DETAIL 4, SHEET L4.04.
11. COMMUNITY SHELTER, SEE DETAIL 5, SHEET L4.02.
12. ENTRY SIGNAGE, SEE DETAIL 1, SHEET L4.05.
13. ENTRY COLUMN

LANDSCAPE KEY

SYMBOL	CATEGORY	SYMBOL	CATEGORY
	FINE TURF SEED MIX	A	MASS PLANTING: ORNAMENTAL GRASSES
	ROUGH TURF AREA	B	MASS PLANTING: PERENNIALS AND GROUND COVER
	LANDSCAPE AREA	C	DECORATIVE PLANTING: FLOWERING SHRUBS AND PERENNIALS
	STREET TREE	D	ACCENT PLANTING: ORNAMENTAL TREES AND DECIDUOUS SHRUBS
	BUFFER TREE	E	ENTRY PLANTING: ORNAMENTAL TREES, EVERGREEN SHRUBS, PERENNIALS
	OPEN SPACE TREE		

0' 5' 10' 20' NORTH

EDGE
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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

ENTRY ENLARGEMENT

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
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The EDGE Group, Inc.
330 W. Spring Street
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Columbus, OH 43215
614-486-3343

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April 13, 2026

Job #25125

SHEET
L2.03

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES				
ACER GRISEUM	PAPERBARK MAPLE	2" CAL.	B&B	
ACER RUBRUM 'FRANK JR'	REDPOINTE MAPLE	2" CAL.	B&B	
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL.	B&B	
ACER X FREEMANII 'SIENNA'	SIENNA GLEN® MAPLE	2" CAL.	B&B	
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B	
CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B&B	
CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2" CAL.	B&B	
CORYLUS COLURNA	TURKISH FILBERT	2" CAL.	B&B	
CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	2" CAL.	B&B	
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	B&B	
EUCOMMIA ULMOIDES	HARDY RUBBER TREE	2" CAL.	B&B	
FAGUS GRANDIFOLIA	AMERICAN BEECH	2" CAL.	B&B	
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL.	B&B	
GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL.	B&B	
KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	2" CAL.	B&B	
LIQUIDAMBAR STYRACIFLUA 'MORAINE'	MORAINE SWEET GUM	2" CAL.	B&B	
LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	
MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	2" CAL.	B&B	
NYSSA SYLVATICA	TUPELO	2" CAL.	B&B	
PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	2" CAL.	B&B	
QUERCUS ACUMINATA	CHINKAPIN OAK	2" CAL.	B&B	
QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	
QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	B&B	
QUERCUS MACROCARPA	BURR OAK	2" CAL.	B&B	
QUERCUS MONTANA	CHESTNUT OAK	2" CAL.	B&B	
QUERCUS PALUSTRIS	PIN OAK	2" CAL.	B&B	
QUERCUS SCHUMARDII	SCHUMARD OAK	2" CAL.	B&B	
QUERCUS VELUTINA	BLACK OAK	2" CAL.	B&B	
SASSAFRAS ALBIDUM	SASSAFRAS	2" CAL.	B&B	
TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	B&B	
TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2" CAL.	B&B	
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	
TILIA TOMENTOSA	SILVER LINDEN	2" CAL.	B&B	
ULMUS DAVIDIANA JAPONICA 'MORTON'	ACCOLADE® ELM	2" CAL.	B&B	
ULMUS PARVIFOLIA	LACEBARK ELM	2" CAL.	B&B	
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL.	B&B	
EVERGREEN TREES				
ABIES CONCOLOR	WHITE FIR	6` HGT.	B&B	
PICEA ABIES	NORWAY SPRUCE	6` HGT.	B&B	
PICEA GLAUCA	WHITE SPRUCE	6` HGT.	B&B	
PICEA OMORIKA	SERBIAN SPRUCE	6` HGT.	B&B	
PINUS STROBUS	WHITE PINE	6` HGT.	B&B	
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6` HGT.	B&B	
ARBORVITAE 'GREEN GIANT'	GREEN GIANT ARBORVITAE			
ORNAMENTAL TREES				
AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY (MULTI-STEM)	6` HGT.	B&B	MULTI-STEM
CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	
CORNUS FLORIDA	FLOWERING DOGWOOD	6` HGT.	B&B	
CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	6` HT.	B&B	
CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	B&B	
MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL.	B&B	
MAGNOLIA TRIPETALA	UMBRELLA MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA X 'BUTTERFLIES'	BUTTERFLIES MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA X 'ELIZABETH'	ELIZABETH MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA X 'JANE'	JANE MAGNOLIA	6` HGT.	B&B	MULTI-STEM
MALUS X 'PERFECT PURPLE'	PERFECT PURPLE CRABAPPLE	2" CAL.	B&B	
OSTRYA CARPINIFOLIA	EUROPEAN HOPHORNBEAM	6` HT.	B&B	
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	
SYRINGA RETICULATA PEKINENSIS	PEKING LILAC	2" CAL.	B&B	
UPRIGHT TREES				
ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.5" CAL.	B&B	
BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE® ASIAN WHITE BIRCH	2.5" CAL.	B&B	
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5" CAL.	B&B	
QUERCUS X WAREI 'LONG'	REGAL PRINCE® OAK	2.5" CAL.	B&B	
DECIDUOUS SHRUBS				
AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	36" HGT.	CONT.	
CORNUS SERICEA	RED OSIER DOGWOOD	24" HGT.	CONT.	
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	24" HGT.	CONT.	
FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24" HGT.	CONT.	
HYDRANGEA PANICULATA	PANICLE HYDRANGEA	24" HGT.	CONT.	
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" HGT.	CONT.	
HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	24" HGT.	CONT.	
ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	24" HGT.	CONT.	
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" SPREAD	CONT.	
SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	18" SPREAD	CONT.	
SPIRAEA JAPONICA 'NCSX1'	DOUBLE PLAY® CANDY CORN® SPIREA	18" SPREAD	CONT.	
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HGT.	CONT.	
VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HGT.	CONT.	
VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36" HGT.	CONT.	
EVERGREEN SHRUBS				
BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HGT.	CONT.	
ILEX GLABRA 'CHAMZIN'	NORDIC™ INKBERRY HOLLY	24" SPREAD	CONT.	
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30" HGT.	CONT.	
MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HGT.	CONT.	
TAXUS X MEDIA	MEDIA YEW	24" SPREAD	CONT.	
THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4` HGT.	CONT.	
THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	30" HGT.	CONT.	
GRASSES				
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	CONT.	
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#2	CONT.	
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2	CONT.	
PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#2	CONT.	
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#2	CONT.	
PERENNIALS				
HELLEBORUS X HYBRIDUS 'CALIFORNIA DREAMING'	CALIFORNIA DREAMING HONEYMOON® HELLEBORE	#1	CONT.	
HEMEROCALLIS X 'GOING BANANAS'	GOING BANANAS DAYLILY	#1	CONT.	
HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	#1	CONT.	
IRIS ENSATA 'VARIEGATA'	VARIEGATED JAPANESE IRIS	#1	CONT.	
NARCISSUS X 'DUTCH MASTER'	DUTCH MASTER DAFFODIL	#1	CONT.	
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	CONT.	
RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1	CONT.	
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	#1	CONT.	

FINE TURF SEED MIX

COMMON NAME	% P.L.S
TALL FESCUE (4 IMPROVED VARIETIES	90
KENTUCKY BLUEGRASS	10

APPLICATION RATE: 8 LBS./1,000 S.F.
350 LBS./ACRE

MAINTENANCE:

1. MOW WEEKLY TO 3" HEIGHT.
2. APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

ROUGH TURF SEED MIX

COMMON NAME	% P.L.S.
HARD FESCUE	30
CREEPING RED FESCUE	30
CHEWINGS FESCUE	30
SHEEP FESCUE	10

APPLICATION RATE: 4 LBS./1,000 S.F.
175 LBS./ACRE

ESTABLISHMENT:

1. YEAR ONE - MOW REGULARLY TO MAINTAIN 6-8" HEIGHT, APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

MAINTENANCE:

1. YEAR 2+ - MOW ONCE PER SEASON TO REMOVE SEED HEADS, USUALLY MID-MAY TO MID-JUNE, APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

ROUGH TURF SEED MIX

.\roUGH TURF SEED MIX.jpg

NATURALIZED SEED MIX

BOTANICAL NAME	COMMON NAME	% P.L.S
PERMANENT GRASSES/SEDGES		
Agrostis scabra	ROUGH BENTGRASS	2
Andropogon gerardii	BIG BLUESTEM	8
Carex vulpinoidea	FOX SEDGE	8
Elymus virginicus	VIRGINIA WILD RYE	28
Festuca rubra	CREEPING RED FUSCUE	24
Juncus effusus	SOFT RUSH	0.5
Panicum virgatum	SWITCH GRASS	8
Schizachyrium scoparium	LITTLE BLUESTEM	15
Scirpus atrovirens	GREEN BULRUSH	1
Scirpus cyperinus	WOOL GRASS	0.5
FORBS		
Aster novae-angliae	NEW ENGLAND ASTER	1
Eupatorium perfoliatum	BONESET	1
Euthamia graminifolia	GRASS LEAVED GOLDENROD	1
Onoclea sensibilis	SENSITIVE FERN	1
Vernibena hastata	BLUE VERVAIN	1

APPLICATION RATE: 35 LBS./ACRE

ESTABLISHMENT:

1. YEAR 1 - MOW REGULARLY TO MAINTAIN 6-8" HEIGHT, APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

MAINTENANCE:

1. YEAR 2+ - NO MOWING, REMOVE NOXIOUS AND INVASIVE PLANTS.

NOTE: All tree and plant location and species are for preliminary, illustrative purposes. Final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.

EDGE
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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

PLANT LIST

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
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614-486-3343

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SHEET
L3.01


Amelanchier × grandiflora 'Autumn Brilliance' - Autumn Brilliance Serviceberry


Carpinus caroliniana - Eastern Hornbeam


Cercis canadensis - Eastern Redbud


Crataegus crus-galli var. inermis - Thornless Cockspur Hawthorn


Craetagus pharnopyrum - Washington Hawthorn


Crataegus viridis - Winter King Green Hawthorn


Maackia amurensis - Amur Maackia


Magnolia x 'Elizabeth' - Magnolia 'Elizabeth'


Magnolia x 'Butterflies' - Magnolia 'Butterflies'


Malus x - Flowering Crabapple Hybrids


Ostrya virginiana - Eastern Hop Hornbeam


Syringa pekinensis - Peking Tree Lilac


Syringa reticulata - Japanese Tree Lilac


Cladrastis kentukea - American Yellowwood


Corylus colurna - Turkish Filbert


Eucommia ulmoides - Hardy Rubber Tree


Koelreuteria paniculata - Golden Rain Tree


Magnolia tripetala - Umbrella Magnolia


Quercus imbricaria - Shingle Oak


Quercus muehlenbergii - Chiquapin Oak


Sassafras albidum - Sassafras Tree


Ulmus parvifolia - Lacebark Elm

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

STREET TREES
SMALL/MEDIUM

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
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SHEET
L3.02


Acer griseum - Paperbark Maple


Acer rubrum 'Franks Jr' - Redpointe Maple


Acer x freemanii ' Sienna' - Sienna Glen Maple


Gleditsia triacanthos var. inermis 'Skycole' -
Skyline Honey Locust


Liquidambar styraciflua 'Moraine' - Moraine Sweet Gum


Liriodendron tulipifera - Tulip Poplar


Nyssa sylvatica - Black Tulepo


Platanus × acerifolia 'Morton Circle' - Exclamation!
London Plane Tree


Quercus bicolor - Swamp White Oak


Quercus palustris - Pin Oak


Quercus schumardii - Schumard Oak


Taxodium distichum - Bald Cyprus


Tilia Americana 'Boulevard' - Boulevard American Linden


Tilia cordata 'Greenspire' - Greenspire Little Leaf Linden


Ulmus davidiana japonica 'Morton' - Accolade Elm


Abies concolor - White Fir


Picea Abies - Norway Spruce


Picea glauca - White Spruce


Picea omorika - Serbian Spruce


Pinus strobus - White Pine


Juniperus virginiana - Eastern Red Cedar


Thuja 'Green Giant' - Green Giant Arborvitae

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

STREET TREES
LARGE

OWNER:
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Schottenstein Homes
140 Mill Street Suite A
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SHEET
L3.03


Acer griseum - Paperbark Maple


Acer rubrum 'Franksred' - Red Sunset Maple


Acer x freemanii ' Sienna' - Sienna Glen Maple


Gleditsia triacanthos var. inermis 'Skycole' -
Skyline Honey Locust


Liquidambar styraciflua 'Moraine' - Moraine Sweet Gum


Liriodendron tulipifera - Tulip Poplar


Nyssa sylvatica - Black Tulepo


Platanus × acerifolia 'Morton Circle' - Exclamation!
London Plane Tree


Quercus bicolor - Swamp White Oak


Quercus palustris - Pin Oak


Quercus rubrum - Red Oak


Taxodium distichum - Bald Cyprus


Tilia Americana 'Boulevard' - Boulevard American Linden


Tilia cordata 'Greenspire' - Greenspire Little Leaf Linden


Ulmus davidiana japonica 'Morton' - Accolade Elm


Abies concolor - White Fir


Picea Abies - Norway Spruce


Picea glauca - White Spruce


Picea omorika - Serbian Spruce


Pinus strobus - White Pine

NOTE: All tree and plant location and species are for preliminary, illustrative purposes. Final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

DECIDUOUS AND EVERGREEN TREES

OWNER:
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SHEET
L3.04



Amelanchier laevis - Allegheny Serviceberry (Multi - Stem)



Cercis canadensis - Eastern Redbud



Cornus florida - Flowering Dogwood



Cornus florida 'Cherokee Chief' - Cherokee Chief Dogwood



Crataegus viridis 'Winter King' - Winter King Hawthorn



Magnolia virginiana - Sweetbay Magnolia



Magnolia x 'Jane' - Jane Magnolia



Syringa reticulata 'Ivory Silk' - Ivory Silk Japanese Lilac



Acer x freemani 'Armstrong' - Armstrong Freeman Maple



Betula platphylla 'Fargo' - Dakota Pinnacle Asian White Birch



Ginkgo biloba 'Princeton Sentry' - Princeton Sentry Maidenhair Tree



Quercus x warei 'Long' - Regal Prince Oak

NOTE: All tree and plant location and species are for preliminary, illustrative purposes. Final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.

EDGE
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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

ORNAMENTAL AND UPRIGHT TREES

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
April 15, 2026

Job #25125

SHEET
L3.05


Aesculus parviflora - Bottlebrush Buckeye


Cornus sericea - Red Osier Dogwood


Cornus stolonifera 'Farrow' - Arctic Fire Red Twig Dogwood


Fothergilla major 'Mount Airy' - Mount Airy Fothergilla


Hydrangea paniculata - Panicle Hydrangea


Hydrangea Quercifolia - Oakleaf Hydrangea


Hydrangea quercifolia 'Pee Wee' - Pee Wee Oakleaf Hydrangea


Itea virginica 'Sprich' - Little Henry Sweetspire


Rhus aromatica 'Gro - Low' - Gro Low Fragrant Sumac


Spiraea japonica 'Little Princess' - Little Princess Japanese Spirea


Spiraea japonica 'NCSX1' - Double Play Candy Corn Spirea


Syringa meyeri 'Palibin' - Dwarf Korean Lilac


Viburnum carlesii - Koreanspice Viburnum


Viburnum rhytidophyllum - Leatherleaf Viburnum


Buxus x 'Green Velvet' - Green Velvet Boxwood


Ilex glabra 'Chamzin' - Nordic Inkberry Holly


Juniperous chinensis 'Sea Green' - Sea Green Juniper


Myrica pensylvanica - Northern Bayberry


Taxus x media - Media Yew


Thuja occidentalis 'Emerald Green' - Emerald Green Arborvitae


Thuja occidentalis 'Hetz Midget' - Hetz Midget Arbovitae

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

DECIDUOUS AND EVERGREEN SHRUBS

OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
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SHEET
L3.06



Calamagrostis x acutiflora 'Karl Foerster' - Karl Foerster Feather Reed Grass



Miscanthus sinensus 'Gracillimus' - Maiden Grass



Panicum virgatum 'Shenandoah' - Shenandoah Switch Grass



Pennisetum alopecuroides 'Hameln' - Dwarf Fountain Grass



Sporobolus heterolepis - Prairie Dropseed



Helleborus x hybridus 'California Dreaming' - California Dreaming Honeymoon Hellebore



Hemerocallis x 'Going Bananas' - Going Bananas Daylily



Hosta sieboldiana 'Elegans' - Elegans Hosta



Iris ensata 'Variegata' - Varigated Japanese Iris



Narcissus x 'Dutch Master' - Dutch Master Daffodil



Nepeta x faassenii 'Walker's Low' - Walker's Low Catmint



Rudbeckia hirta - Black - Eyed Susan



Sedum spectabile 'Autumn Joy' - Autumn Joy Stonecrop

NOTE: All tree and plant location and species are for preliminary, illustrative purposes. Final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

GRASSES AND PERENNIALS

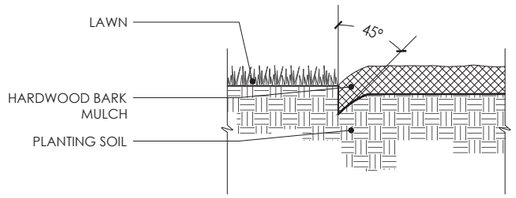
OWNER:
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Schottenstein Homes
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Gahanna, OH 43230

LANDSCAPE ARCHITECT:
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The EDGE Group, Inc.
330 W. Spring Street
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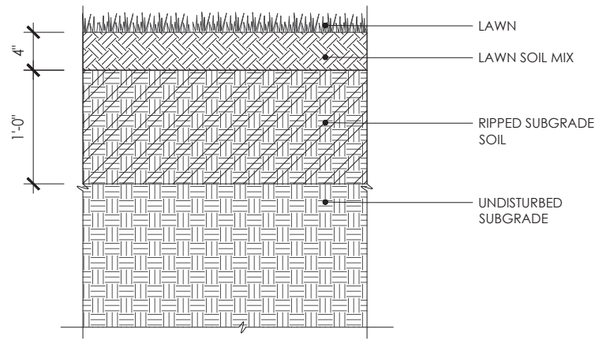
Issue Date:
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Job #25125

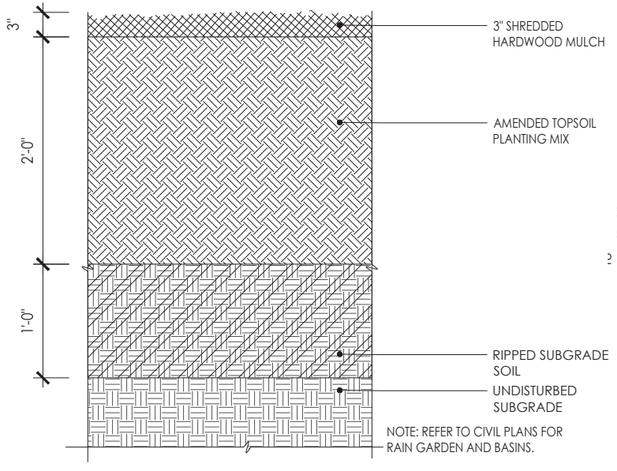
SHEET
L3.07



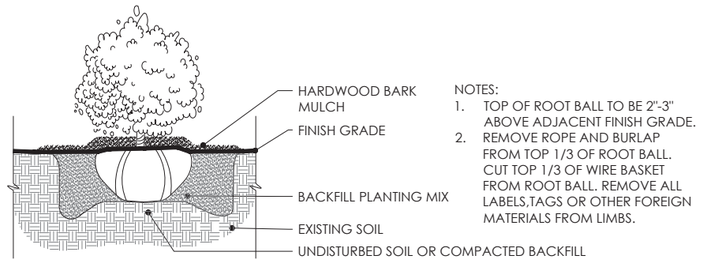
1 PLANT BED EDGE
N.T.S.



2 SOIL PROFILE AT LAWN
N.T.S.

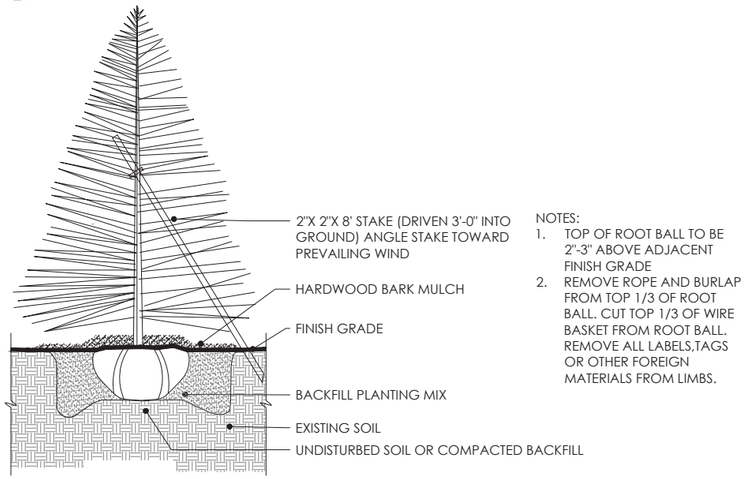


3 SOIL PROFILE AT PLANT BED
N.T.S.



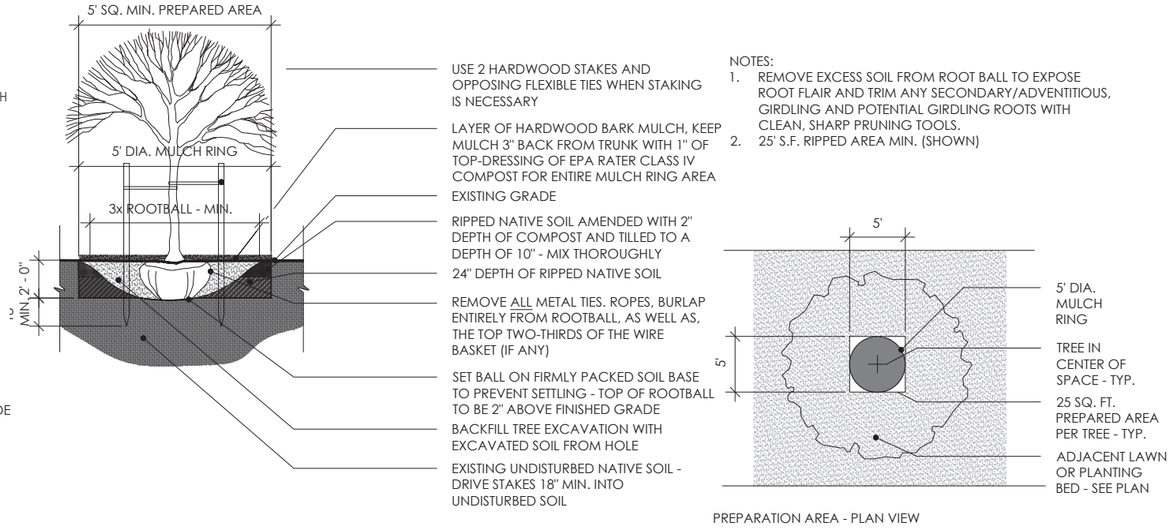
NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE.
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

4 SHRUB PLANTING
N.T.S.



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

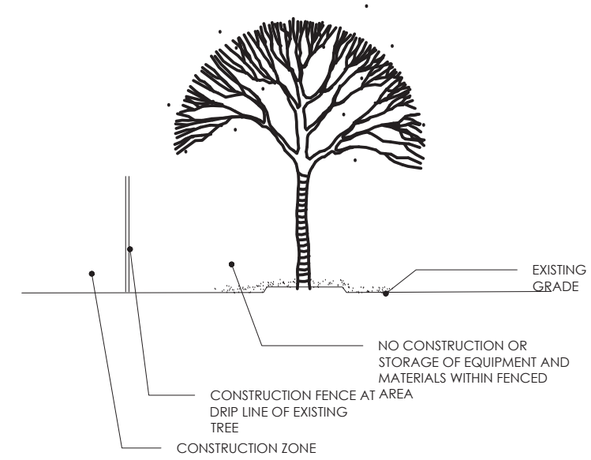
5 EVERGREEN TREE PLANTING
N.T.S.



NOTES:
1. REMOVE EXCESS SOIL FROM ROOT BALL TO EXPOSE ROOT FLAIR AND TRIM ANY SECONDARY/ADVENTITIOUS, GIRDLING AND POTENTIAL GIRDLING ROOTS WITH CLEAN, SHARP PRUNING TOOLS.
2. 25' S.F. RIPPED AREA MIN. (SHOWN)

PREPARATION AREA - PLAN VIEW

6 DECIDUOUS TREE PLANTING
N.T.S.



7 TREE PROTECTION FENCING

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

LANDSCAPE DETAILS

OWNER:
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Schottenstein Homes
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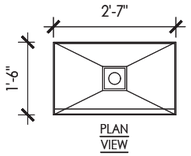
LANDSCAPE ARCHITECT:
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330 W. Spring Street
Suite 350
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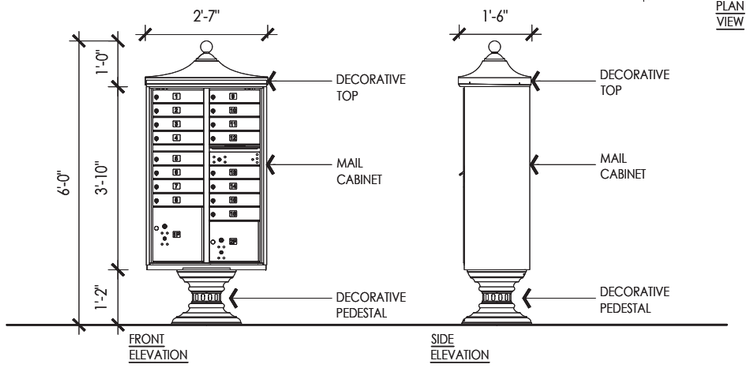
Issue Date:
April 15, 2026

Job #25125

SHEET
L4.01

NOTES:
- MAILBOX TO BE FIXED TO CONCRETE PAD PER MANUFACTURE'S INSTRUCTIONS.
- FINAL LOCATION AND NUMBER OF UNITS TO BE DETERMINED BY POSTMASTER.

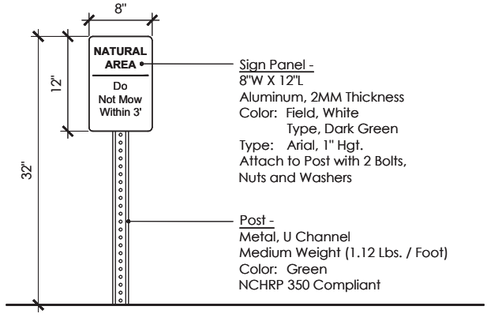




PRODUCT INFORMATION

SALSBURY REGENCY
CLUSTER BOX UNIT
MODEL #3316R OR EQUAL
16 MAILBOXES
1 OUTGOING SLOT
2 PARCEL BOXES
DECORATIVE TOP
AND PEDESTAL BASE
BRONZE COLOR

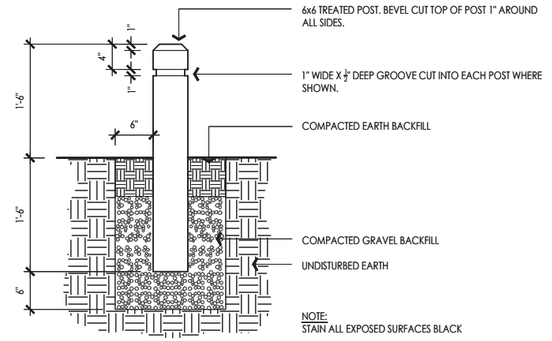
1 COMMUNITY MAILBOX (TYP.)



Sign Panel -
8"W X 12"L
Aluminum, 2MM Thickness
Color: Field, White
Type, Dark Green
Type: Arial, 1" Hgt.
Attach to Post with 2 Bolts, Nuts and Washers

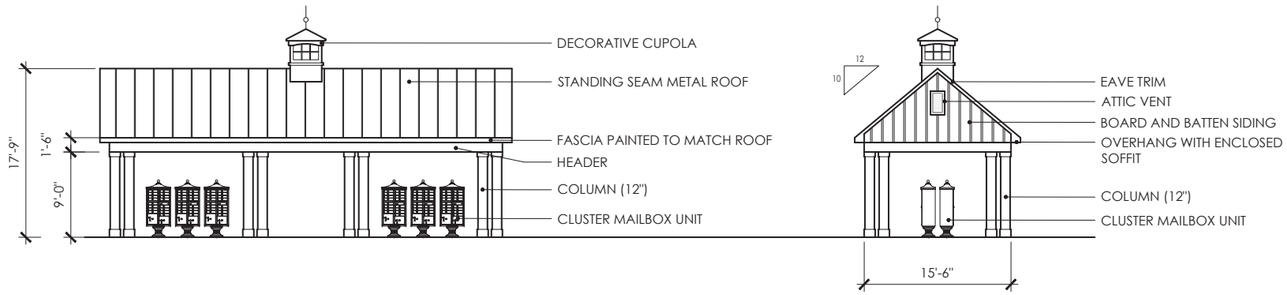
Post -
Metal, U Channel
Medium Weight (1.12 Lbs. / Foot)
Color: Green
NCHRP 350 Compliant

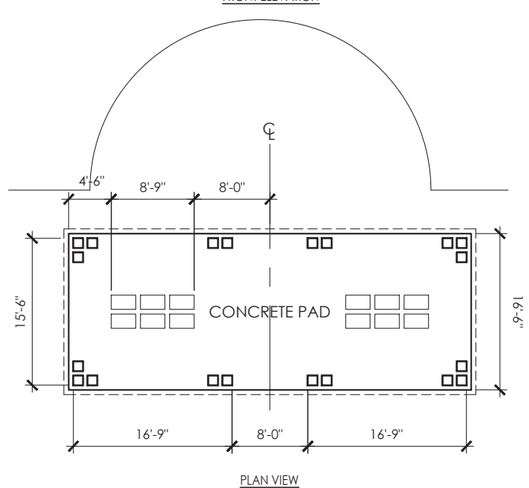
2 NATURAL AREA BOUNDARY SIGN



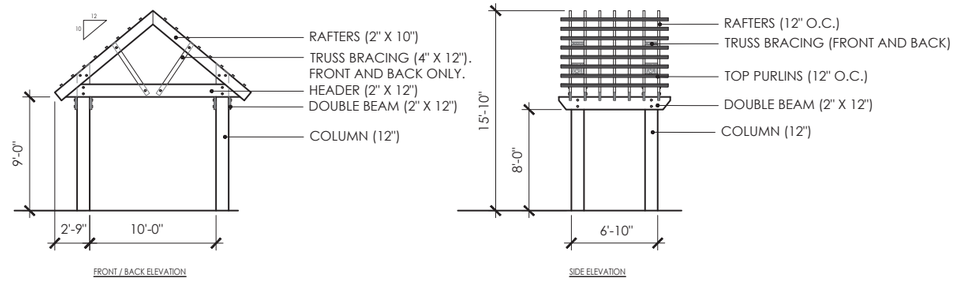
NOTE:
STAIN ALL EXPOSED SURFACES BLACK

3 NATURAL AREA BOUNDARY MARKER
N.T.S.





4 COMMUNITY MAILBOX PAVILLION



5 COMMUNITY STRUCTURE

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

LANDSCAPE DETAILS

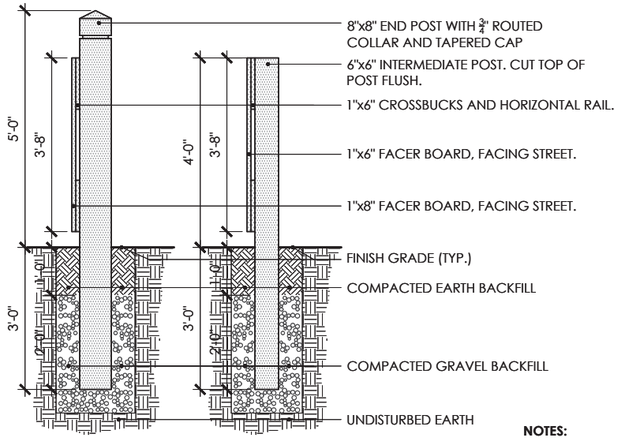
OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

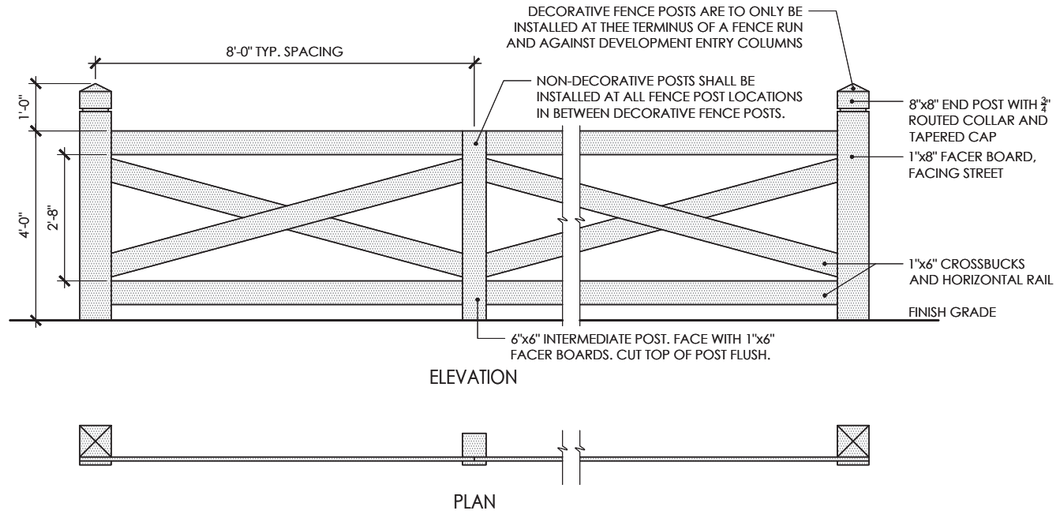
LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
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Job #25125

SHEET
L4.02





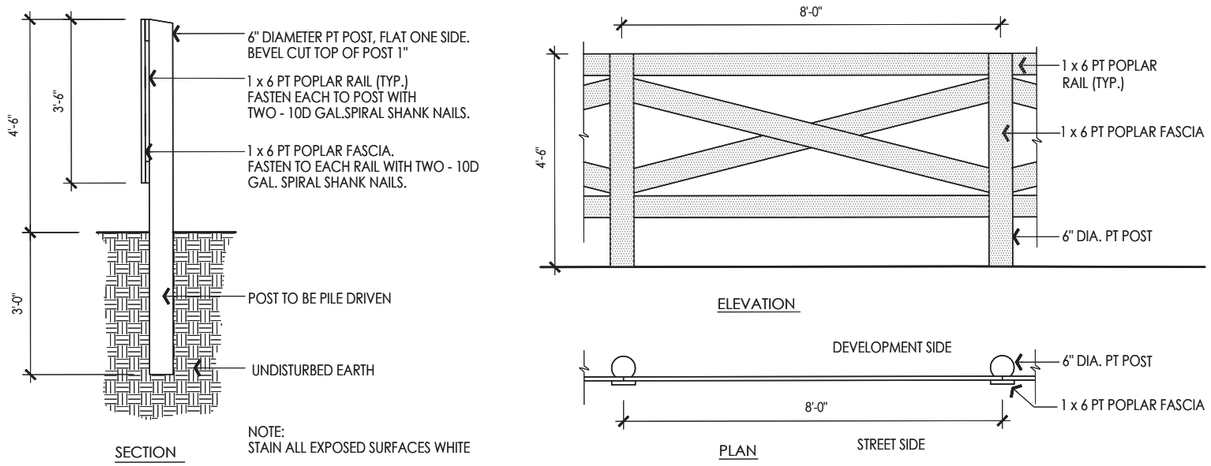
NOTES:
POSTS SHALL BE SOUND, STRAIGHT, AND FREE FROM KNOTS, SPLKITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE.

FENCE BOARDS SHALL BE 1"x6"x16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT, AND FREE OF KNOTS AND SHAKES.

PAINT SHALL BE BLACK

FASTENERS SHALL BE NAILS-10D PLAIN SHANK BOX GALVANIZED.

1 CROSS BUCK FENCE (TYP.)
N.T.S.



2 CROSS BUCK FENCE (TYP.)
N.T.S.

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

LANDSCAPE DETAILS

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SHEET
L4.03



1 SWINGING BENCH, shown for basis of design



2 BENCH, shown for basis of design





3 PLAYGROUND STRUCTURE, shown for basis of design



4 NATURALIZED ROCK SEATING, shown for basis of design

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Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

LANDSCAPE DETAILS

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SHEET
L4.04

ROCKFORD HOMES - Trotters Gate

Entry sign concept

Description:

Non-illuminated arch structure in
1" aluminum tube - 6ft between columns,
painted solid color dark grey.
Routed dimensional weld
mounted letters painted black.

Grey/black faux stone for columns,
w/aluminum toppers, routed,
dimensional TG lettering/logo.

Stone options include
Centurion match / Dutch Quality
Limestone - depending on
availability.

Colors:



Charcoal



Elkwood



OPTION 2

GREAT IMPRESSIONS SIGNS AND DESIGNS

DESIGNER	JOB NAME: -	PAGE	CUSTOMER APPROVAL:	3800 Agler Rd Columbus, OH 43219 614.428.8250
MJ	CONTACT: -			
SALES REP GK	JOB LOCATION: -	-	(X)	
	ORDER #: - DATE: -		Customer Signature Date	

1 ENTRY SIGN
N.T.S.

EDGE
www.edgelo.com

Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

LANDSCAPE DETAILS

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SHEET
L4.05

SECTION 1
LANDSCAPE WORK

PART 1 GENERAL

1.01 DESCRIPTION
THESE GENERAL REQUIREMENTS APPLY TO ALL LANDSCAPE OPERATIONS. REFER TO SPECIFICATION SECTIONS FOR SPECIFIC GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.

1.02 QUALITY ASSURANCE
A. COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
B. OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS, AND FEES. PROVIDE NOTICES REQUIRED BY GOVERNMENTAL AUTHORITIES.
C. OWNER SHALL APPOINT A QUALIFIED REPRESENTATIVE TO OVERSEE THE WORK AND ASSURE ITS ADHERENCE TO THE PLANS AND THESE SPECIFICATIONS. HENCEFORTH, THIS PERSON SHALL BE DESIGNATED AS OWNER'S REPRESENTATIVE.

1.03 PROJECT CONDITIONS
A. LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT WORK AREAS. CONTACT O.U.P.S. AT 1-800-362-2764 A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF WORK. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
B. WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
C. LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT CONTRACTOR'S EXPENSE.
D. OBTAIN GOVERNING AUTHORITIES WRITTEN PERMISSION WHEN REQUIRED TO CLOSE OR OBSTRUCT STREET, WALKS AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS WHEN REQUIRED BY GOVERNING AUTHORITIES.
E. CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
F. PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS AT CONTRACTOR'S EXPENSE.
G. PROTECT AND MAINTAIN STREETLIGHTS, UTILITY POLES AND SERVICES, TRAFFIC SIGNAL CONTROL BOXES, CURB BOXES, VALVES AND OTHER SERVICES, EXCEPT ITEMS DESIGNATED FOR REMOVAL. REMOVE OR COORDINATE THE REMOVAL OF TRAFFIC SIGNS, PARKING METERS AND POSTAL MAILBOXES WITH THE APPLICABLE GOVERNMENTAL AGENCY.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT
A. MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.

PART 3 EXECUTION

3.01 PREPARATION
A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
B. CONSULT THE AVAILABLE RECORDS AND DRAWINGS OF ADJACENT WORK AND OF EXISTING SERVICES AND UTILITIES WHICH MAY AFFECT WORK OPERATIONS, AS PROVIDED BY OWNER.

SECTION 2
TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS

PART 1 GENERAL

1.01 DESCRIPTION
A. PROVIDE TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS.
3. PLANTING MIXES.
4. MULCH AND PLANTING ACCESSORIES.

1.02 QUALITY ASSURANCE
A. COMPLY WITH SECTION 1 REQUIREMENTS.
B. PLANT NAMES INDICATED, SHOULD COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. PROVIDE STOCK TRUE TO BOTANICAL NAME. DO NOT SUBSTITUTE WITHOUT PERMISSION OF OWNER'S REPRESENTATIVE.
C. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK." A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
D. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
E. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET AAN STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
F. PROVIDE "SPECIMEN" PLANTS WITH A SPECIAL HEIGHT, SHAPE OR CHARACTER OF GROWTH. SPECIMEN TREES OR SHRUBS MAY BE TAGGED AT THE SOURCE OF SUPPLY. THE OWNER'S REPRESENTATIVE MAY INSPECT SPECIMEN SELECTIONS AT THE SOURCE OF SUPPLY FOR SUITABILITY AND ADAPTABILITY TO SELECTED LOCATION. WHEN SPECIMEN PLANTS CANNOT BE PURCHASED LOCALLY, PROVIDE SUFFICIENT PHOTOGRAPHS OF THE PROPOSED SPECIMEN PLANTS FOR APPROVAL.
G. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

1.03 SUBMITTALS
A. SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
1. MULCH -BULK OR BAGGED.
2. DECORATIVE STONE OR GRAVEL -BAG OR BULK
B. SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
1. TOPSOIL SOURCE AND PH VALUE.
2. PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
3. PLANT FERTILIZER.

1.04 DELIVERY, STORAGE, AND HANDLING
A. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
B. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI-DESICCANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
C. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN.
D. DELIVER PLANTS TO THE SITE THE DAY THEY ARE TO BE INSTALLED, IF POSSIBLE. IF SITUATIONS ARISE WHERE EARLIER DELIVERY CAN'T BE AVOIDED OR IF PLANTING IS DELAYED AFTER THE PLANTS HAVE BEEN DELIVERED, THEY SHALL BE STORED WHERE THEY CAN BE PROPERLY WATERED, SHELTERED FROM DIRECT SUNLIGHT, AND PROTECTED FROM MECHANICAL DAMAGE BY CONSTRUCTION EQUIPMENT, ANIMALS, ETC. IF STORAGE NEEDS TO BE MORE THAN TWO DAYS, THE PLANTS SHALL BE SEPARATED FAR ENOUGH FROM EACH OTHER TO PROVIDE GOOD AIR CIRCULATION TO THEIR TOPS, REDUCING THE RISK OF FUNGUS. BARE ROOT PLANTS WHICH MUST BE HELD SHALL BE HEALED-IN WHERE THEY CAN BE WATERED AS NEEDED.

1.05 PROJECT CONDITIONS
A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CONTACT O.U.P.S. AT 1-800-362-2764 A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
C. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

1.06 WARRANTY
A. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE, PROVIDED PLANTS ARE GIVEN PROPER CARE DURING THIS PERIOD.
1. CONTRACTOR TO CALL FOR FINAL INSPECTION OF PLANTS.
B. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
C. REPLACE ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY OWNER'S REPRESENTATIVE, ARE IN A SEVERELY UNHEALTHY CONDITION WITHIN WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
D. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES OR GROUND COVERS CAUSED BY FIRES, FLOODS, DROUGHT, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREAS; ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER. ANY REPLACEMENT ATTRIBUTED TO THESE CAUSES MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS
A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION.
1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH AS NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK." CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
2. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
A. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
B. CONTAINER STOCK SHALL NOT BE POT BOUND
3. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
4. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE AND VARIETY DESIGNATED IN THE PLANT LIST AND ACCORDING TO THE AAN STANDARDS FOR NURSERY STOCK.
5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH AAN STANDARDS.
B. EACH SEPARATELY CONTAINERIZED PLANT BROUGHT TO THE SITE SHALL BE LABELED WITHIN REASON. FLATS OF THE SAME PLANTS MAY HAVE ONE LABEL PER FLAT. EACH BUNDLE OF BARE ROOT PLANTS SHALL BE LABELED. THESE LABELS MUST SHOW THE BOTANICAL NAME OF THE PLANT. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE LABELS, CONTAINER SIZES, AND DIVISION SIZES OF BARE ROOT PLANTS FOR COMPLIANCE TO THE DESIGN SPECIFICATIONS PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE SHALL ALSO VERIFY THAT THE PLANTS DELIVERED TO THE SITE ARE LABELED TRUE TO NAME.

2.02 ACCESSORIES
A. TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
1. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
2. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
B. PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR BALED PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.
C. ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
D. FERTILIZER:
1. PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR AS SPECIFIED.
E. ANTI-DESICCANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
F. WATER: HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
G. STAKES FOR STAKING: HARDWOOD, 2" X 2" (6-8')LONG.
H. STAKES FOR GUYING: HARDWOOD, 2" X 2" X 24" LONG.
I. GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
1. TURNBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURNBUCKLE OPENINGS SHALL BE AT LEAST 3".
J. STAKING AND GUYING HOSE: TWO-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
K. PLASTIC GUY MATERIAL NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
L. TWINE: TWO-PLY JUTE MATERIAL.
M. WEED CONTROL BARRIER: ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

PART 3 EXECUTION

3.01 INSPECTION
A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS BEFORE INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION
A. TIME OF PLANTING:
1. EVERGREEN MATERIAL: PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 1 AND DECEMBER 1 OR IN SPRING BEFORE NEW GROWTH BEGINS. IF OWNER REQUIRES PLANTING AT OTHER TIMES, PLANTS SHALL BE SPRAYED WITH ANTI-DESICCANT PRIOR TO DIGGING OPERATIONS, WEATHER DEPENDENT.
2. DECIDUOUS MATERIAL: PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION. IF DECIDUOUS TREES ARE PLANTED IN- LEAF, THEY SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO DIGGING OPERATION.
B. PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
C. LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.
D. EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST TWICE AS WIDE AS THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL BE NO GREATER THAN THE ROOT BALL DEPTH. SCARIFY BOTTOM OF THE PIT. REMOVE EXCESS EXCAVATED MATERIALS FROM THE SITE.
E. PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF THE PLANTS CONSISTING OF FIVE (5) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND ONE (1) LB. PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.
F. PROVIDE PRE-MIXED BED PLANTING MIXTURE CONSISTING OF THREE (3) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND ONE (1) LB. PLANT FERTILIZER PER CUBIC YARD. PROVIDE BEDS A MINIMUM OF 6" DEEP. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

3.03 INSTALLATION
A. ALL PLANTS SHALL BE WATERED THOROUGHLY AND ALLOWED TO DRAIN PRIOR TO PLANTING.
B. WHILE PLANTING, BARE ROOT PLANTS MUST BE PROTECTED FROM HOT SUN AND DRYING WIND BY SHADING THEM WITH BURLAP, LANDSCAPE FABRIC, STRAW OR OTHER BREATHABLE MATERIAL. PLASTIC IS UNACCEPTABLE.
C. CONTAINERIZED PLANTS MUST BE LEFT IN THEIR CONTAINERS UNTIL EACH IS PLANTED. THEY SHALL NOT BE REMOVED FROM THE CONTAINERS TO BE LAID OUT ON THE BED WHERE SUN AND WIND WILL DAMAGE THE ROOTS PRIOR TO PLANTING.
D. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. IF FABRIC IN-GROUND CONTAINER MATERIAL IS USED, REMOVE FABRIC BAG FIRST. SET PLANTS UPRIGHT, PLUM AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL NO LOWER THAN THE FINISH GRADE OR 2" - 3" ABOVE FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACK FILL THE PIT WITH EXISTING SOIL OR APPROVED TOP SOIL OR MIX. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.
E. AFTER PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE COLLAR OF BALLS.
F. SPACE PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS.
F. WATERING: WATER PLANTING THOROUGHLY TO PULL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED, WATER AGAIN TO ENSURE COMPLETE COMPACTION.
G. MULCHING:
1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH TRIPLE PROCESSED HARDWOOD BARK MULCH, 3" DEEP IMMEDIATELY AFTER PLANTING. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
2. MULCH PLANT BEDS WITH TRIPLE PROCESSED HARDWOOD BARK MULCH, 3" DEEP BEFORE PLANTING.
H. WRAPPING, GUYING, STAKING:
1. WRAPPING SHOULD BE DONE ONLY ON AN AS NEED BASIS.
2. STAKING/GUYING
A. STAKE/GUY SHOULD PLANTES DESIGNATED AS STREET TREES. EE STAKING DETAILS ON THE DRAWINGS)
B. STAKE/GUY SHOULD ONLY BE USED WHEN TREES ARE LOOSE OR WEAK STEMMED. (SEE STAKING DETAILS ON THE DRAWINGS)
I. PRUNING:
1. REMOVE OR CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH OF NEW WOOD.
2. UNLESS OTHERWISE DIRECTED, PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.04 SUBMITTALS
A. SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
1. MULCH -BULK OR BAGGED.
2. DECORATIVE STONE OR GRAVEL -BAG OR BULK
B. SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
1. TOPSOIL SOURCE AND PH VALUE.
2. PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
3. PLANT FERTILIZER.
C. FOLLOWING THE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE DESIGNER WITH A COPY OF THE ORIGINAL PLAN NOTING ANY SITE ADJUSTMENTS TO THAT ORIGINAL PLAN.

3.05 DELIVERY, STORAGE, AND HANDLING
A. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
B. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI-DESICCANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
C. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

3.06 PROJECT CONDITIONS
A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CONTACT O.U.P.S. AT 1-800-362-2764 A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
C. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

3.07 MAINTENANCE
A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIAL FROM THE TIME THEY ARE BROUGHT ONTO THE JOB SITE UNTIL THEY ARE PLANTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
1. PLANTS SHALL BE WATERED OFTEN ENOUGH TO PREVENT WILTING PRIOR TO PLANTING. AFTER PLANTING, THEY SHALL BE WATERED INITIALLY TO SETTLE THE SOIL, THEN TO PREVENT WILTING AND TO ALLOW THEM TO BECOME ESTABLISHED ON THE SITE.
2. THE BEDS SHALL BE FREE OF WEEDS AT PLANTING TIME AND SHALL BE MAINTAINED WEED FREE BY THE CONTRACTOR UNTIL THE PLANTING IS ACCEPTED BY THE OWNER'S REPRESENTATIVE.
3. SHOULD INSECTS OR DISEASES ATTACK THE PLANTS AFTER INSTALLATION AND PRIOR TO ACCEPTANCE OF THE PLANTING, APPROPRIATE PESTICIDES SHALL BE PROPERLY APPLIED TO CORRECT THE SITUATION.
4. THE BEDS SHOULD BE CHECKED REGULARLY FOR SOIL SETTLING WHICH MAY EXPOSE THE ROOT BALLS OR OTHERWISE ENDANGER THE HEALTH OF THE PLANTING. SHOULD THIS OCCUR, THE CONTRACTOR SHALL CORRECT THE SETTLING PROBLEMS.
5. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
6. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
7. TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED, ONLY IF ORIGINALLY NEEDED.
8. ANY NOTED DEFECTS, SUCH AS REVERSIONS, ERRANT GROWTH OR COLOR NOT TYPICAL FOR THE SPECIES OR CULTIVAR, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE RECOMMENDATIONS OF THE OWNER'S REPRESENTATIVE SHALL BE FOLLOWED TO CORRECT THE SITUATION. RECOMMENDATIONS MAY INCLUDE REMOVAL OR REPLACEMENT OF THE ENTIRE PLANT.
B. THE OWNER BECOMES RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS AFTER THE PLANTING HAS BEEN ACCEPTED BY THE OWMER'S REPRESENTATIVE. FAILURE TO PROPERLY MAINTAIN THE PLANTING SHALL VOID ANY WARRANTY.
1. THE OWNER SHALL WATER THE PLANTS TO PREVENT WILTING. THE SCHEDULE WILL VARY WITH THE GROWTH OF THE PLANTS AND PREVAILING CLIMATE. GENERALLY, NEW PLANTINGS WILL NEED TO RECEIVE 1 INCH OF WATER PER WEEK. A RAIN GAUGE SHOULD BE PLACED IN THE PLANTING TO CATCH BOTH RAINFALL AND IRRIGATION WATER TO VERIFY THE AMOUNT OF APPLICATION.
2. THE OWNER SHALL PROPERLY PINCH, PRUNE, AND DEADHEAD THE PLANT MATERIAL AS NEEDED AND AS REQUIRED TO MEET THE AESTHETIC GOAL OF THE PLANTING.
3. THE OWNER SHALL MAINTAIN THE PLANTING FREE FROM COMPETING WEEDS.
4. THE OWNER SHALL REGULARLY INSPECT THE PLANTING FOR INSECTS AND DISEASES,NOTIFYING THE LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER OF ANY NOTED OCCURRENCES. IF PESTICIDES ARE DEEMED NECESSARY, THEY SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. AFTER THE ACCEPTANCE OF THE PLANTING, THE OWNER IS RESPONSIBLE FOR CORRECTING ANY SETTLING OF THE PLANTING BEDS.
6. AFTER ACCEPTANCE, THE OWNER IS RESPONSIBLE FOR SETTING ANY PLANTS WHICH ARE HEAVED OUT OF THE GROUND IN WHOLE OR IN PART BY CLIMATE CHANGES.
7. UNSATISFACTORY PERFORMANCE OF PLANT MATERIAL NOTED BY THE OWNER AFTER ACCEPTANCE OF THE PLANTING SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE CONTRACTOR.

3.08 ACCEPTANCE
A. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. INSPECTION UPON CONTRACTORS REQUEST TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
D. UPON ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.

3.09 CLEANING
A. PERFORM CLEANING DURING INSTALLATION AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.

SECTION 3 - SEEDING

PART 1 GENERAL

1.01 DESCRIPTION
A. PROVIDE SEEDED AREAS AS SHOWN ON THE DRAWINGS AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. SEEDING LAWNS, AND OTHER INDICATED AREAS.
3. MULCHING.
4. RECONDITIONING EXISTING LAWNS.

1.02 QUALITY ASSURANCE
A. COMPLY WITH SECTION 1 REQUIREMENTS.
B. COMPLY WITH ALL STATE CERTIFICATION SEED STANDARDS.

1.03 DELIVERY, STORAGE, AND HANDLING
A. DELIVER SEED AND FERTILIZER MATERIALS IN ORIGINAL UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN A MANNER TO PREVENT WETTING AND DETERIORATION.
1.04 PROJECT CONDITIONS
A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SEEDING OPERATIONS.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SEEDING OPERATIONS.
C. PERFORM SEEDING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
D. THE OWNER IS RESPONSIBLE FOR RESTRICTING TRAFFIC FROM LAWN AREAS UPON NOTIFICATION OF COMPLETION OF WORK.
E. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

1.03 WARRANTY
A. THE CONTRACTOR WARRANTIES ALL SEEDED AREAS TO BE INSTALLED ACCORDING TO SPECIFICATIONS, UNTIL ACCEPTED BY OWNER'S REPRESENTATIVE.
B. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY OVER-SEEDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

1.01 MATERIALS
A. SEED TYPE: SEE DRWINGS
B. FERTILIZER:
1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC, SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
2. STARTER FERTILIZER CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH BY WEIGHT, OR SIMILAR APPROVED COMPOSITION.
C. GROUND LIMESTONE: CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES AND GROUND TO SUCH FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
D. MULCH
1. STRAW: CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BALING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. SHOULD BE FREE OF ROT AND MILDEW.
2. CELLION FIBER MULCH OR EQUAL.
E. WATER: FREE OF SUBSTANCE HARMFUL TO SEED GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER PROVIDED BY OWNER ON SITE.

PART 3 EXECUTION

1.01 INSPECTION
A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SEEDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION
A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEEDED.
B. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
C. APPLY LIMESTONE AT A RATE TO ADJUST PH OF TOPSOIL TO NOT LESS THAN 5.5 NOR MORE THAN 6.8. DISTRIBUTED EVENLY BY MACHINE AND INCORPORATE THOROUGHLY INTO TOPSOIL.
D. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (220 LBS./ACRE).
E. GRADE LAWN AREAS TO A SMOOTH, FREE-DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE.
F. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING.

3.03 INSTALLATION
A. SEEDING:
1. SEED IMMEDIATELY AFTER PREPARATION OF BED. SPRING SEEDING BETWEEN MARCH 1 AND JUNE 15 AND FALL SEEDING BETWEEN AUGUST 15 AND NOVEMBER 1, OR AT SUCH OTHER TIMES ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
2. SEED INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE CHARGED ACCORDING TO AREA AND IN ADDITION TO CONTRACT.
3. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO(2) DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.
4. SOW GRASS SEED AT A RATE RECOMMENDED BY TYPE OF SEED USED.
5. INCORPORATE SEED INTO TOP 1/8" OF SOIL AND ROLL.
B. MULCHING:
1. PLACE STRAW OR FIBER MULCH ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEDING.
2. (A). PLACE STRAW MULCH UNIFORMLY IN CONTINUOUS BLANKET AT THE RATE OF 2 ½ TONS PER ACRE, OR 2 BALES PER 1,000 SQ. FT. OF AREA. A MECHANICAL BLOWER MAY BE USED FOR STRAW MULCH APPLICATION WHEN ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
(B) A CELLULOSE FIBER OR APPROVED EQUAL MAY BE USED IN AQUEOUS MIXTURE AT THE RATE OF 1500 LBS./ACRE.
3. SECURE STRAW TO SOIL BY APPROVED METHODS.

3.04 RECONDITIONING EXISTING AREAS
A. ANALYZE THE CONDITION OF EXISTING AREAS TO REMAIN, AND DETERMINE THE EXTENT OF NECESSARY RECONDITIONING. PROVIDE UNIT COST AND ESTIMATE OF WORK. OBTAIN OWNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
B. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS, INCLUDING STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF CONSTRUCTION VEHICLES, AND EXISTING LAWN AREAS AS INDICATED.
C. PROVIDE FERTILIZER, SEED AND SOIL AMENDMENTS AS SPECIFIED FOR NEW LAWNS AND AS REQUIRED TO PROVIDE A SATISFACTORILY RECONDITIONED LAWN. PROVIDE TOPSOIL AS REQUIRED TO FILL LOW AREAS AND MEET NEW FINISHED GRADES.
D. CULTIVATE BARE AND COMPACTED AREAS THOROUGHLY.
E. REMOVE DISEASED OR UNSATISFACTORY LAWN AREAS. DO NOT BURY INTO SOIL. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, INCLUDING OIL DRIPPINGS, STONE, GRAVEL, AND OTHER CONSTRUCTION MATERIALS.
F. WHERE SUBSTANTIAL BUT THIN LAWN REMAINS, RAKE, AERATE IF COMPACTED, OR CULTIVATE SOIL; FERTILIZE AND SEED.

3.05 MAINTENANCE
A. MAINTENANCE OF INSTALLED AND ACCEPTED SEEDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.06 ACCEPTANCE
A. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
C. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.07 CLEANING
A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SEEDING OPERATIONS.

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MARYSVILLE, OHIO
MARYSVILLE NORTH

LANDSCAPE SPECIFICATIONS

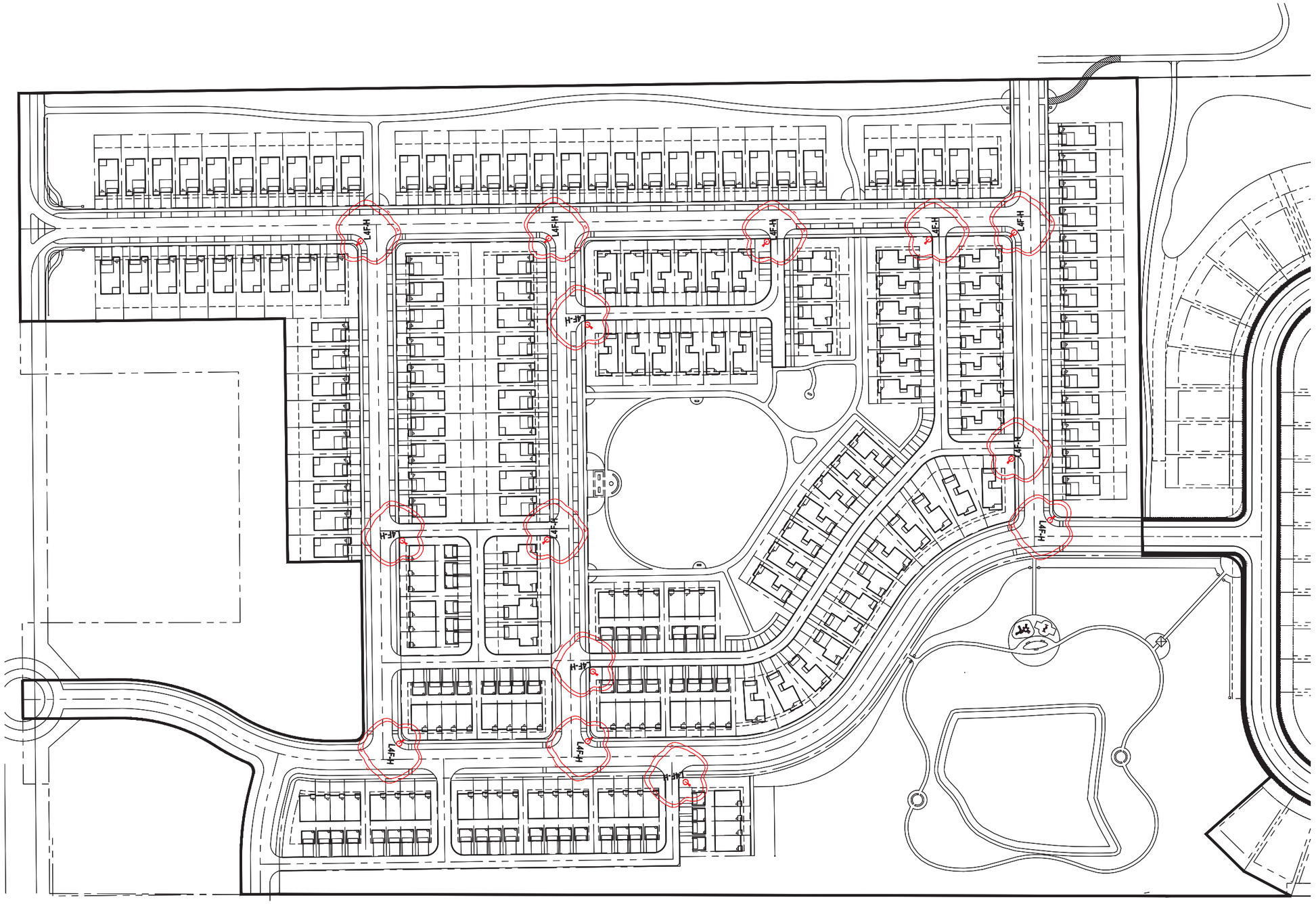
OWNER:
Schottenstein Homes
Schottenstein Homes
140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W. Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
April 15, 2026

Job #25125

SHEET
L4.06



EDGE
www.edgeblz.com

Schottenstein Homes

MARYSVILLE, OHIO
MARYSVILLE NORTH

PHOTOMETRIC PLAN

OWNER:
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140 Mill Street Suite A
Gahanna, OH 43230

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
March 16, 2026

Job #25125

SHEET
L6.01

PROJECT NAME:

PROJECT TYPE:

DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

Features
The NEW Dezīner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel ™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



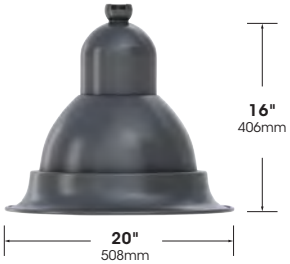
DS6A
Angled



DS6C
Concave/Flared



DS6D
Deep Bell



DS6S
Skirted



DS6T
Tiered

The smallest models within the Dezīner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

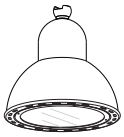
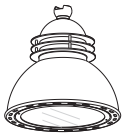
U.L. Listed for Wet Location

2023062

DEZĪNER SERIES 6 - PLED SMALL

PRODUCT CONFIGURATIONS

EPA & WEIGHT

Base Model	w/ unlit Bands	w/ Ambience™ Low Luminance Lens	w/ unlit Bands & Ambience™ Low Luminance Lens
			
DS6A Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	**DS6AB** Max Weight = 18 lbs Max EPA = 0.63 36 LED Max	**DS6A-AL** Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	**DS6AB-AL** Max Weight = 18 lbs Max EPA = 0.63 36 LED Max
			
DS6C Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	**DS6CB** Max Weight = 18 lbs Max EPA = 0.59 36 LED Max	**DS6C-AL** Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	**DS6CB-AL** Max Weight = 18 lbs Max EPA = 0.59 36 LED Max
			
DS6D Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	**DS6DB** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**DS6D-AL** Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	**DS6DB-AL** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max
			
DS6S Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**DS6SB** Max Weight = 20lbs Max EPA = 0.84 36 LED Max	**DS6S-AL** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**DS6SB-AL** Max Weight = 20lbs Max EPA = 0.84 36 LED Max
			
DS6T Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	**DS6TB** Max Weight = 17 lbs Max EPA = 0.63 36 LED Max	**DS6T-AL** Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	**DS6TB-AL** Max Weight = 17 lbs Max EPA = 0.63 36 LED Max

DEZINER SERIES 6 - PLED SMALL

ORDERING INFORMATION

Spec/Order Example: DS6CB/AL-ASY/36LED-700mA/30K/UNV/CM+L/RAL-8019-T/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage

Luminaire

- ☐ **DS6**

Shade

☐ Angled	**A**
☐ Angled w/ unlit Bands	**AB**
☐ Concave/Flared	**C**
☐ Concave/Flared w/ unlit Bands	**CB**
☐ Deep Bell	**D**
☐ Deep Bell w/ unlit Bands	**DB**
☐ Hooded	**H**
☐ Hooded w/ unlit Bands	**HB**
☐ Skirted	**S**
☐ Skirted w/ unlit Bands	**SB**
☐ Tiered	**T**
☐ Tiered w/ unlit Bands	**TB**

Optics

PLED™ Distribution Type

- ☐ **PLED-II**
- ☐ **PLED-II-FR**
- ☐ **PLED-III**
- ☐ **PLED-III-W**
- ☐ **PLED-IV**
- ☐ **PLED-IV-FT**
- ☐ **PLED-V-SQ-N**
- ☐ **PLED-V-SQ-M**
- ☐ **PLED-V-SQ-W**

Ambience™ Lens Option:

- ☐ **AL-ASY**
- ☐ **AL-ASY-HS**
- ☐ **AL-SYM**

LED

# of LEDs	Drive Current	Color Temp - CCT
☐ **36LED**	☐ **875mA**[1]	☐ **27K** (2700K)
☐ **20LED**	☐ **700mA**	☐ **30K** (3000K)
	☐ **525mA**	☐ **40K** (4000K)
	☐ **350mA**	☐ **50K** (5000K)
		☐ **TRA**[2] True Amber

NOTES:

1 - 875mA not available with 36LED, available with 20LED only

2 - TRA available in 350mA & 525mA Drive Currents only

Consult factory for other CCT, CRI, & Drive Current options

Voltage

- ☐ **UNV** (120-277)
- ☐ **347**
- ☐ **480**

Mounting	Finish	Options

Mounting

Arm Mount

- ☐ **1**
- ☐ **2-180**
- ☐ **2-90**
- ☐ **3-90**
- ☐ **3-120**
- ☐ **4-90**

Wall Mount

- ☐ **WM**

WM - Wall Mount provided with mounting bracket and cover.

Pendant Mount

- ☐ Stem Mount + Length(in) (48" Max) **SM+L**
- ☐ Chain Mount + Length(in) (48" Max) **CM+L**
- ☐ Cable Clamp J-Box **CCB**
- ☐ Cross Cable Clamp J-Box **CCC**

Finish

Standard Textured Finish

☐ Black	**RAL-9005-T**
☐ White	**RAL-9003-T**
☐ Grey	**RAL-7004-T**
☐ Dark Bronze	**RAL-8019-T**
☐ Green	**RAL-6005-T**

Premium Finishes

- ☐ Rust
- ☐ Patina Copper **PC**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

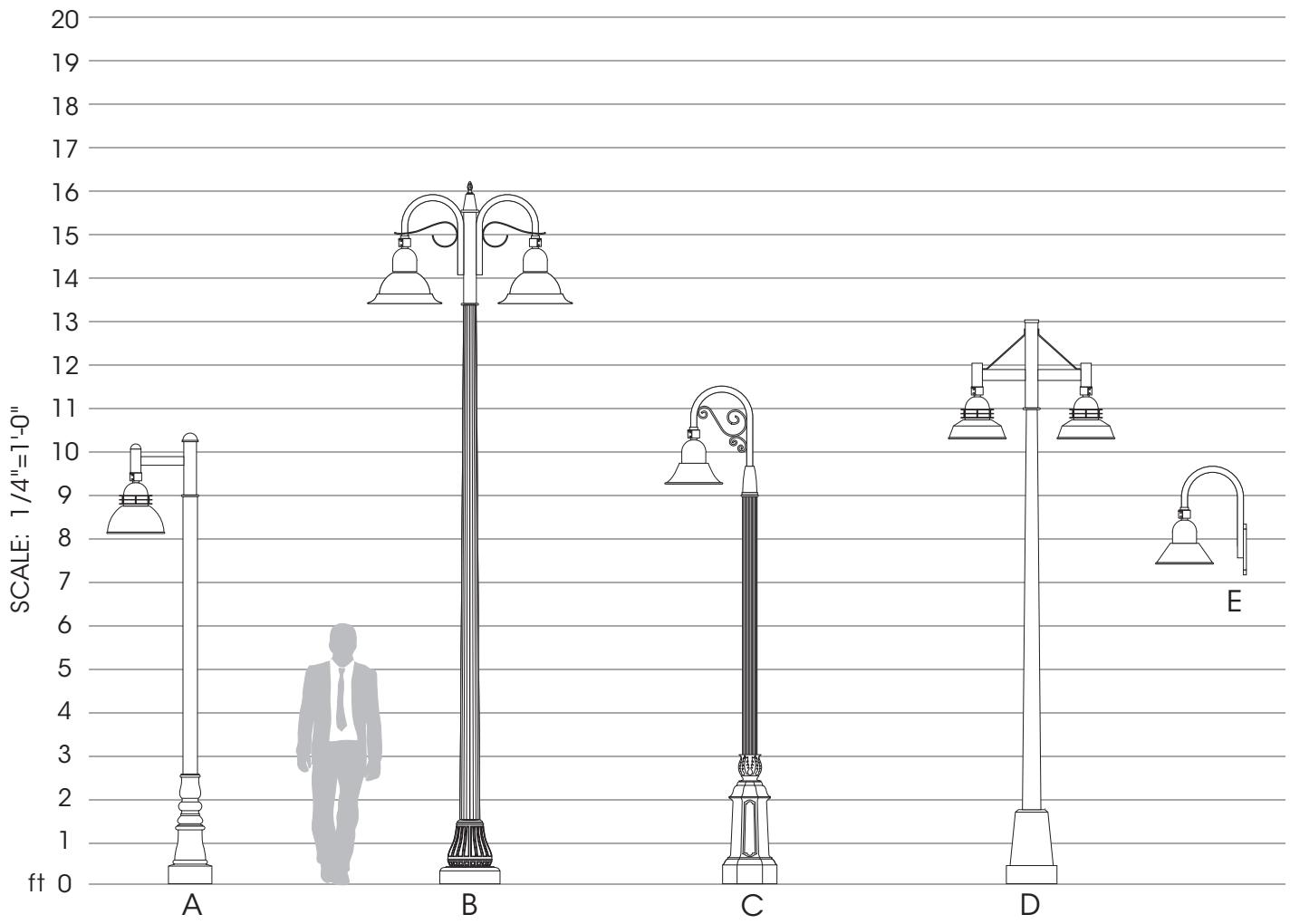
Consult factor for custom colors

Options

- ☐ Internal House Side Shield incl. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ Twist Lock Receptable Only **TPR**
- ☐ 7-Pin Twist Lock Receptable Only **TPR7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☐ Twist Lock Photocell + Voltage (Example: TPC347V) **TPC+V**
- ☐ Photocell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse (Example: DF277V) **SF+V**
- ☐ Double Fuse (Example: DF240V) **DF+V**
- ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75fc) **MS-F311**

DEZĪNER SERIES 6 - PLED SMALL

SAMPLE ASSEMBLIES

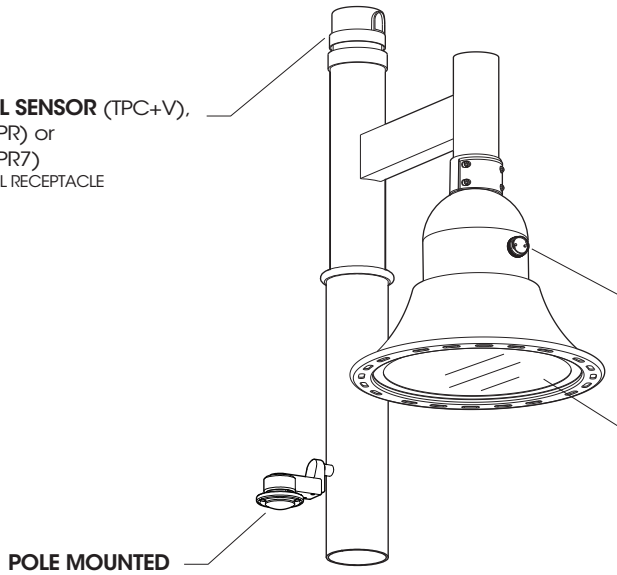


A. 24-1040-9'/XALM-1/DS6DB-AL/LED/ACCESSORIES/FINISH
B. 17-1030C-13'-4"/XPDM-2-180/DS6S/LED/ACCESSORIES/FINISH
C. 1M-106O-9'/XPCM-1/DS6C-AL/LED/ACCESSORIES/FINISH
D. 25-1035T-11'/XASM-2-180/DS6TB/LED/ACCESSORIES/FINISH
E. WM-XPKM/DS6A-AL/LED/ACCESSORIES/FINISH

Sample Assemblies show a small offering of the Sun Valley Line of Poles, Bases, Shafts, Arms, & Luminaires. Please visit usaltg.com for the full product offering.

DEZĪNER SERIES 6 - PLED SMALL

OPTIONS



Optional: PHOTOCELL SENSOR (TPC+V),
3-PIN RECEPTACLE (TPR) or
7-PIN RECEPTACLE (TPR7)
TPR = TWIST LOCK PHOTOCELL RECEPTACLE

MINI BUTTON PHOTOCELL (PC+V)

Ambience™ LOW LUMINANCE LENS

POLE MOUNTED MFS-311BLUETOOTH PHOTO/MOTION SENSOR

Factory Settings:
No Motion - 50%
Motion - 100%
Delay - 15 min.
Photocell - 75fc

Sensors can be Field Programmed With Bluetooth App

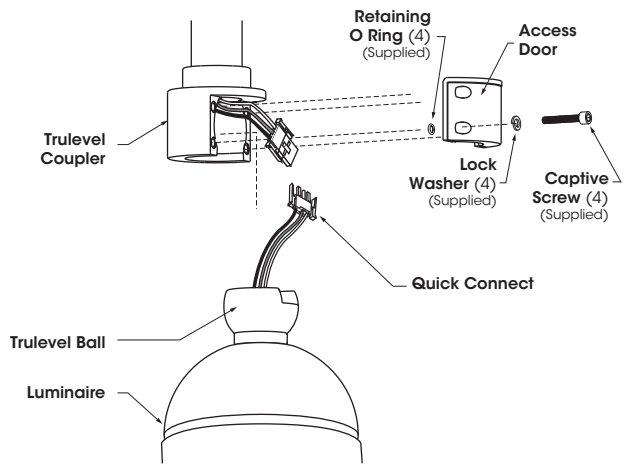
High Low Dimming For Switches (HLSW)
The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Seconday AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Wireless and Other Fixture Controls
Contact Factory for Wireless and Other Fixture Controls and Recomendations. Most Controls Can be Integrated and Factory Installed.

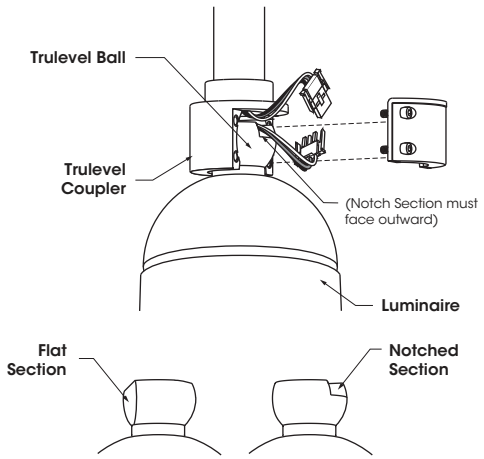
DEZINER SERIES 6 - PLED SMALL

INSTALLATION DETAIL

Trulevel System® Assembly



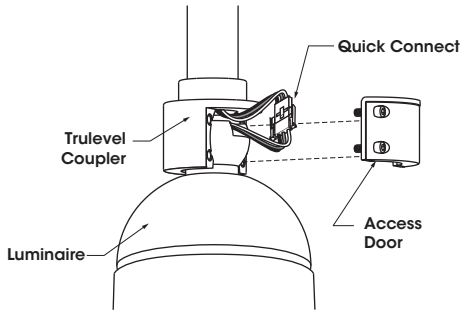
1. Loosen (4) Captive Screws and remove Access Door from Trulevel Coupler, pull out Quick Connect from Trulevel Coupler and Trulevel Ball.



2. Place Trulevel Ball inside of Trulevel Coupler as illustrated.

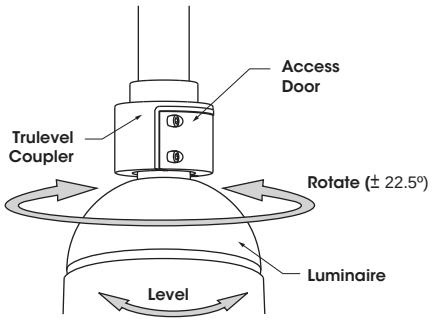
   A - Notched Section of Trulevel Ball must face outward as illustrated.

   B - Flat Section of Trulevel Ball must face inward.



3. Connect Quick Connect components, push components inside of Trulevel Coupler cavity, replace Access Door and loosely secure, do not tighten.

   Fixture will suspend without Access Door during installation.



4. Rotate (left to right ± 22.5°) and level Luminaire to desired position. Tighten Access Door.

   (Tighten each bolt to recommended torque: **10 ft-lb, foot-pound**)

   Trulevel Pendant Mount is intended to allow for fixture leveling, but is not intended to be "free-swinging" upon proper installation.

NEW BUSINESS

Application 2

Marysville East PUD
Amendment

July 7, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Amendments – Marysville East

AMENDMENTS

To hear an application for amendments to the Marysville East Planned Unit Development (PUD) and to include two recently annexed parcels to the manufacturing/innovation district portion of the PUD for properties located at Parcel Numbers 2800170460000 and 1100120020030.

Applicant: Aaron Underhill
Underhill Law Firm
8000 Walton Pkwy Suite 120
New Albany, OH 43054

Owner: The Marysville Land Company LLC.
8000 Walton Pkwy Suite 200
New Albany, OH 43054

PROJECT HISTORY

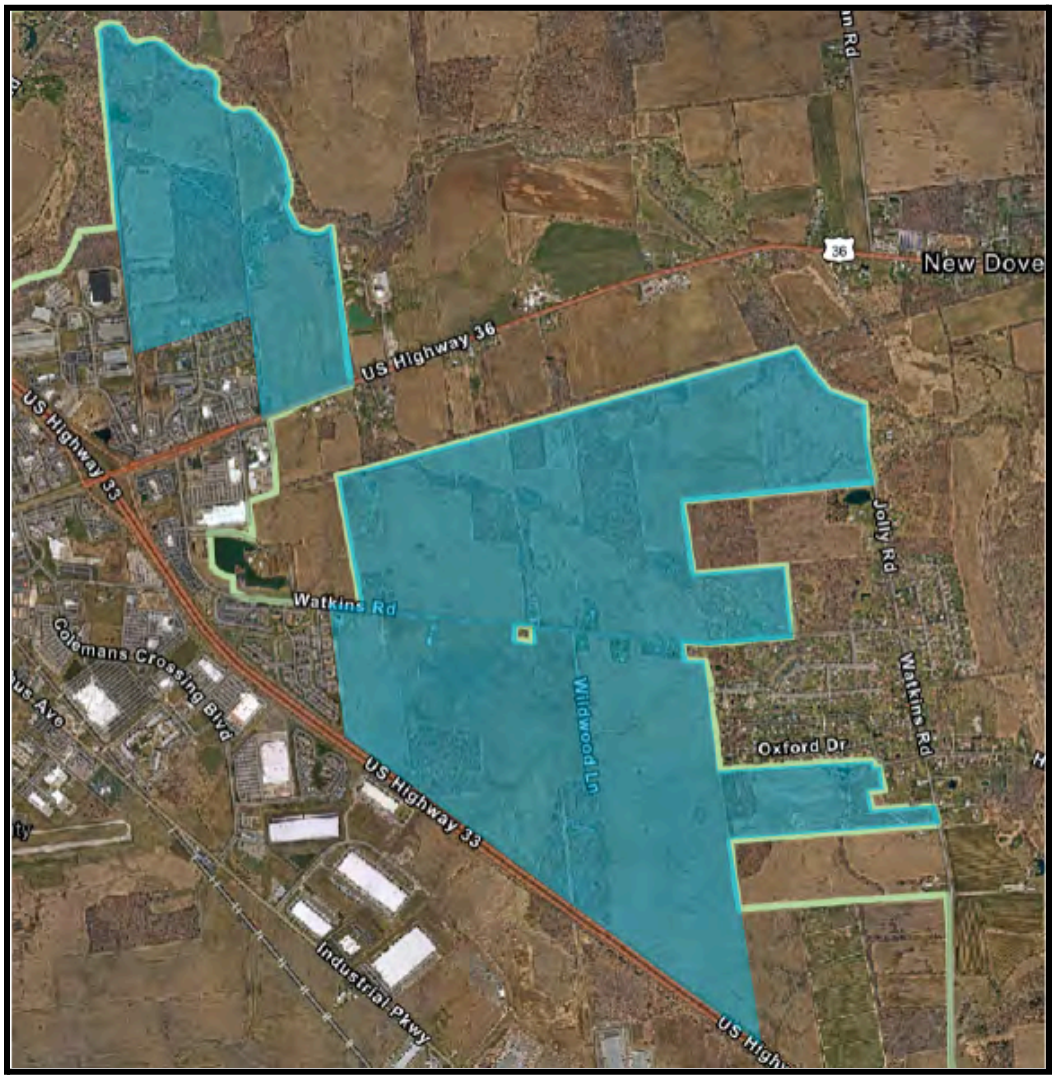
The applicant is proposing to amend the Marysville East Planned Unit Development manufacturing/innovation district by adding two additional parcels to this district. The amendment will also create one document by combining all three previously approved sections in order to provide easier review and implementation of the PUD for development. Section 1 was approved by the City Council in January 2024, then had amendment 1A approved in October 2024, and amendment 1B approved in September 2025. Section 2 was approved by the City Council February 2024 and Section 3 was approved by the City Council in October 2024.

LOCATION

The property is located at Parcels 2800170460000 and 1100120020030. The property is zoned as Planned Unit Development (PUD).

Surrounding property zoning districts include:
North: Farm / Residential District (U-1)
South: Planned Unit Development (PUD)
East: Manufacturing District (M/I)
West: Regional Mixed Use (RMU)

AERIAL



ENGINEERING STAFF ANALYSIS

The applicant shall continue to work with the Engineering Department during the development process.

PLANNING & ZONING STAFF ANALYSIS

The general intent of this amendment was for clerical purposes to provide a clear and concise document for each zoning district within the planned unit developments.

The applicant is combining the previously approved Marysville East planned unit developments into one document while also proposing amendments to the Manufacturing/Innovation District, which are outlined below under Chapter 4.

The combined document will be broken down into different chapters which include;

- Chapter 1 - Background and Intent
- Chapter 2 - General Development Standards
- Chapter 3 - Area 1 (Multi-family)
- Chapter 4 - Area 2 (Manufacturing/Innovation District)
- Chapter 5 - Area 3 (Mixed-use)
- Appendix 1 - Area 1
- Appendix 2 - Area 2
- Appendix 3 - Area 3

A. Chapter 1 - Background and Intent

The applicant has provided information regarding the location, history, intent of the amendments, and design goals for Marysville East development.

B. Chapter 2 - General Development Standards

The applicant has provided Exhibit 0.3 which shows an overall area plan.
The applicant shall update the labeling to ensure accuracy.

The Multi-Family District is designated as Area 1. Area 2 consolidates the Manufacturing/Innovation Districts from two separate planned unit developments into a single area and incorporates the new lift station. Area 3 encompasses the entirety of the Section 3 Marysville East PUD.

C. Chapter 3 - Area 1 (Multi-Family)

Area 1 will include only the Multi-Family District which was previously Subarea A of the Marysville East Section 1 Planned Unit Development (PUD). The remaining subareas from the Marysville East Section 1 PUD have been consolidated to Area 2 as part of this amendment.

The zoning text for the Single-Family District (formerly Subarea C) has been eliminated as part of these clerical updates. Although Single-Family was previously removed from the proposed zoning map during the 1B amendment, the corresponding text had remained in the document. This clerical revision ensures the document is consistent with the earlier removal approved by City Council during the Section 1B amendment.

No changes to the existing standards for the Multi-Family District are being requested as part of this application.

D. Chapter 4 - Area 2 (Manufacturing/Innovation)

Area 2 will include the Manufacturing/Innovation District, public common area, and the lift station which were previously part of Subareas B, D and E in the Marysville East Section 1 and Section 2 Planned Unit Developments (PUD).

The intention of Area 2 is to have all of the manufacturing/innovation district under one area to help provide easier reviews and implementation of the standards across the district.

The applicant shall update the acreage numbers in Chapter 4 on page 40 of the development text.

No changes to the existing standards for the lift station or common open space districts are being requested as part of this application.

a. Proposed Amendments to Manufacturing/Innovation District

i. Addition of 2 Parcels – Annexed by City Council
   1. Parcel 2800170460000 - 1.14 Acres
   2. Parcel 1100120020030 - 35.842 Acres

ii. The existing conditional uses as previously approved in Marysville East Section 1, 1A and 2 have been removed and will now be prohibited similar to the Council approved amendments for the Section 1B
   1. ground passenger dispatch
   2. warehousing, personal storage/mini
   3. recycling centers, if operated at an industrial scale
   4. extended stay hotels

iii. Data Centers - The existing Permitted Use of data centers as previously approved in Marysville East Section 1, 1A and 2 have now been moved to Conditional Uses. The existing Prohibited Use of data centers as part of the previous Council approval of Section 1B will remain prohibited, as shown in Exhibit 2.4

iv. Groundwater wells are proposed as prohibited from the entire Area 2 which was previously only listed as prohibited for Section 1B.

b. Building Height

The applicant shall update the building height to comply with the Council approved amendments that were made for the Section 1B amendment. The maximum building height for the area where data centers are prohibited shall be 60 feet. The applicant shall update the development text to indicate this under the architectural standards section.

E. Chapter 5 - Area 3 (Mixed-Use)

Area 3 will include the Marysville East Section 3 Planned Unit Development (PUD) which will be a mixed-use development with residential and commercial.

The applicant shall update the acreage numbers in Chapter 5 on page 66 of the development text.

The applicant shall remove the duplication of Chapter 5 in the document. The first copy starts on page 66 of the PDF and the second copy starts on page 89 of the PDF document.

No changes to the existing standards for the Marysville East Section 3 PUD are being requested as part of this application.

F. Appendices

The appendices include the original development text for the specific objectives and additional information requested regarding the PUD application requirements for each area.

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. The applicant shall continue to work with the Engineering Department during the development process.
2. The applicant shall update the labeling on Exhibit 0.3 to ensure accuracy.
3. The applicant shall update the acreage numbers in chapter 4 on page 40 of the PDF.
4. The applicant shall update the building height to comply with the Council approved amendments that were made for the Section 1B amendment. The maximum building height for the area where data centers are prohibited shall be 60 feet. The applicant shall update the development text to indicate this under the architectural standards section.
5. The applicant shall update the acreage numbers in chapter 5 on page 66 of the PDF.
6. The applicant shall adjust the text as the Marysville East Section 3 development text has been inserted into Chapter 5 twice. Please remove the second copy of the development text. The first copy starts on page 66 of the PDF and the second copy starts on page 89 of the pdf document.

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.

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MARYSVILLE EAST ZONING DISTRICT

PLANNED UNIT DEVELOPMENT (PUD)
DEVELOPMENT STANDARDS TEXT

June 25, 2026

I. CHAPTER 1 - BACKGROUND AND INTENT

A. Location: The Marysville East Zoning District (hereinafter, the "Zoning District") consists of 1,157+/- acres. Portions of the Zoning District are generally located to the north and northwest of (but not adjacent to) the Scottslawn Road interchange on U.S. Route 33. and extending from U.S. Route 33 on the south and west to a vacated railroad right-of-way on the north and across Watkins Road, which runs east-west through the site. A small portion of the Zoning District is adjacent to a segment of Watkins Road that runs north-south. Another portion of the Zoning District is adjacent to existing residential development while other portions abut Jolly Road and Mill Creek to the northeast. A significant portion of the Zoning District is also located both to the north of these properties and U.S. Route 36.

B. History: During 2024 and 2025, a series of annexations and zonings of most of the property contained within this Zoning District were approved by the City through applicable procedures under state law and local code. More specifically, these consisted of (i) Marysville East PUD Section 1, pertaining to 336.865+/- acres and approved by City Council in Ordinance Number 004-2024; (ii) Marysville East PUD Section 2, which included 237.3+/- acres and was approved by Marysville City Council in Ordinance Number 007-2024; (iii) an amendment to Marysville East PUD Section 1, concerning the addition of 15.1+/- acres to Marysville East PUD Section 1 and approved by Marysville City Council in Ordinance Number 041-2024; (iv) another amendment to Marysville East PUD Section 1 known as Amendment 1B, concerning the addition of 306.96+/- acres to Marysville East PUD Section 1 and approved by Marysville City Council in Ordinance Number 029-2025, and (v) Marysville East Section 3, concerning 243.892+/- acres approved by Marysville City Council in Ordinance Number 047-2024 (the aforementioned zonings to be referred to herein as the "Prior Zonings").

While this application is being reviewed, additional annexations of property to the City are being pursued, specifically (i) 35.8+/- acres as illustrated in **Exhibit 0.1** attached hereto, and (ii) 1.14+/- acres illustrated in **Exhibit 0.2** attached hereto (together, the "Annexation Properties"). The Annexation Properties are adjacent to portions of the properties that were included in the Prior Zonings. The property located within the boundaries of this Zoning District are illustrated in **Exhibit 0.3** attached hereto.

C. Purposes and Intent. The purposes and intent of this proposed rezoning are as follows:

(i) Data Centers as Conditional Uses: To change the status of data center uses on the properties within this Zoning District from permitted uses under the Prior Zonings to conditional uses. Also, data centers will be classified as a conditional use on the Annexation Properties. During the proceedings to review and approve the Prior Zonings, data centers were a major topic of discussion. While they are a permitted use under those zonings, the applicant recognizes that there are many aspects of them which are of interest to the community. In a spirit of partnership and transparency, it is using this rezoning to classify data centers as conditional uses on the property that is included in this application, provided, however, that data centers continue to be a prohibited use within the portion of the Zoning District identified as the "Data Center Prohibited Area" in **Exhibit 2.4**.

(ii) Efficient Zoning Administration: To streamline the administration of the zoning regulations that apply to the property within this Zoning District. Each of the Prior Zonings contains a lengthy regulating text and various plans containing or concerning various development standards and use commitments. Going forward without this rezoning, the administration of the standards under those zoning classifications may result in the need to reference and cross-reference many sets of documents and plans. Reviewing development proposals in a piecemeal manner has the potential to be cumbersome and inefficient for both applicants and City staff. This rezoning seeks to consolidate the standards from all four of the Prior Zonings into a single comprehensive regulating text for ease of administration.

(iii) Zoning of Annexation Properties: To apply the same use and development standards to the Annexation Properties as apply to the remainder of the property within Area 2 (as contemplated in Chapter 2 below). This provides a set of standards that is unform across all properties.

D. Effect: Upon the approval of this rezoning application, the standards in this text shall apply to the properties within the Zoning District to the exclusion of any use and development standards under the Prior Zonings.

E. Rezoning Statement: The east side of Marysville is poised for new development due to the investments in regional utility infrastructure that the City of Marysville has made over the last few years. The regional area on the east side of Marysville is generally bound by US 33 to the west, Mill Creek on the north and east, and Watkins Road/Scottslawn Road to the south.

This area consists of about 1,900 acres and has the distinct advantage of having a handful of large landowners that control approximately 75% of the available acreage. Most of this ground currently sits within Paris Township, with a small portion in Dover

Township, and will need to be annexed into Marysville over time. This collective size allows for the ground to be master planned on a large-scale basis.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the Mill Creek area and mature tree stands. These natural features will also serve to create a barrier between the industrial and residential components. In addition, larger master planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, police, and fire.

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn Road as a primary access point to reduce truck traffic and congestion to the north and on U.S. Route 36. An industrial bypass (Road A), which will link the northern and eastern portions of Watkins Road, will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the small residential community known as Buxton Meadows.

Various annexations have been approved by the City over the past couple of years or are in process. Each annexed area has been or will be rezoned into a Planned Unit Development (PUD) district and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

The property that is the subject of this application is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

F. Design Goals: All development within this Zoning District will strive to achieve the following goals:

1. Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers, and the protection of key natural features.

2. The design elements, fencing, signage, and other identifiers will create a unique area that will serve as the gateway for the overall east-side development.

3. Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses, and connections to open spaces, parks, and activity centers.

CHAPTER 2 – GENERAL DEVELOPMENT STANDARDS

II. CHAPTER 2 – GENERAL DEVELOPMENT STANDARDS

A. Applicability: There shall be three "Areas" within this Zoning District, namely Area 1, Area 2, and Area 3. Area 3 is further divided into various subareas as detailed later in this text. The development standards contained in this Chapter 2 shall apply to each Area within the Zoning District in addition to those development standards that particularly apply to an individual Area.

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

1. Manufacturing/Light Industrial/Office/Commercial/Retail to Residential:

a. Minimum 25' from the property line on the Residential parcel from any roadway, parking, or building.

b. Minimum 50' from the property line for parking and pavement, and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail parcel.

2. Elimination of Setbacks: In the event that a future parcel(s) located within or adjacent to an Area comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this Section 2 or elsewhere in this text as they apply to common or perimeter property line setbacks shall no longer apply. Should any portion of Watkins Road be eliminated as part of this development, any and all setbacks or right-of-way related to Watkins Road shall no longer apply.

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

C. Sustainability and Green Infrastructure: The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Areas. Electric charging stations will be installed and available within all multi-family residential

developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

D. Community Authority: Separate New Community Authorities applicable to Area 2 and Areas 1 and 3, respectively, have been established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements serving this PUD. As part of the role of the Community Authorities, those entity will be responsible for maintaining certain Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents, businesses, and landowners will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

EXHIBIT 0.1

35.842 ACRES

Situate in the State of Ohio, County of Union, Township of Dover, lying in Survey Number 9028, Virginia Military District, being part of the remainder of that 58.833 acre tract conveyed to Steven T. Schmitter and Suzanne Schmitter by deed of record in Instrument Number 201506090004392 (all references refer to the records of the Recorder's Office, Union County, Ohio) being more particularly described as follows:

Beginning, for reference, at a stone found at the common corner of that subdivision titled "Buxton Meadows Subdivision" of record in Plat Book 4, Page 76, that 68.29 acre tract conveyed to Janibo Farms LLC by deed of record in Instrument Number 202106010007351, that 117.357 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000443, and that 51.654 acre tract conveyed to Watkins Road Development Co LLC by deed of record in Instrument Number 202309130006714, being the common corner of said Survey Number 9028 and Survey Numbers 2254, 3350 and 5135, Virginia Military District, referencing a 5/8 inch rebar capped "PRIDAY #7277" found North 87° 04' 26" East, a distance of 2.00 feet;

Thence South 07° 35' 05" East, with the line common to said 51.654 acre and 117.357 acre tracts, and said Survey Numbers 2254 and 9028, (passing a 5/8 inch rebar capped "PRIDAY #7277" at 1.99 feet), a total distance of 986.86 feet to a 5/8 inch rebar capped "#7277" (partially illegible) found at the westerly common corner of said 51.654 acre and 58.833 acre tracts, being the TRUE POINT OF BEGINNING;

Thence North 86° 03' 25" East, with the line common to said 51.654 acre and 58.833 acre tracts, a distance of 1493.68 feet to an iron pin set;

Thence across said 58.833 acre tract, and approximately 10.00 feet easterly of the center of an existing creek, the following courses and distances:

South 07° 20' 23" East, a distance of 59.05 feet to an iron pin set;

South 26° 34' 18" East, a distance of 47.31 feet to an iron pin set;

South 02° 59' 39" West, a distance of 48.25 feet to an iron pin set;

South 07° 50' 27" East, a distance of 207.78 feet to an iron pin set;

South 28° 33' 18" East, a distance of 109.42 feet to an iron pin set;

South 37° 00' 16" East, a distance of 51.60 feet to an iron pin set;

South 50° 18' 25" East, a distance of 50.82 feet to an iron pin set;

South 43° 16' 42" East, a distance of 64.25 feet to an iron pin set;

South 62° 34' 00" East, a distance of 75.03 feet to an iron pin set;

South 60° 51' 27" East, a distance of 291.13 feet to an iron pin set;

South 35° 56' 15" East, a distance of 118.16 feet to an iron pin set;

South 20° 28' 25" East, a distance of 59.41 feet to an iron pin set; and

South 01° 01' 36" East, a distance of 19.70 feet to an iron pin set in the line common to said 58.833 acre tract and that 61.41 acre tract conveyed to Shartin Farms Family Limited Partnership by deed of record in Official Record 631, Page 767;

Thence South 86° 50' 46" West, with the southerly line of said 58.833 acre tract, the northerly lines of said 61.41 acre tract and that 90.0079 acre tract conveyed to Hyponex

EXHIBIT 0.1

35.842 ACRES
- 2 -

Corporation by deed of record in Instrument Number 201610110008275, a distance of 1990.28 feet to 5/8 inch rebar (illegible cap) found in the line common to said Survey Numbers 2254 and 9028, at a common corner of said 58.833 acre, 90.0079 acre and 117.357 acre tracts;

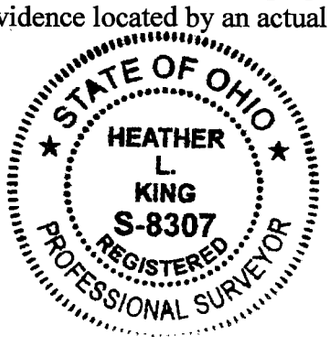
Thence North 08° 18' 52" West, with the line common to said 58.833 acre and 117.357 acre tracts, and said Survey Numbers 2254 and 9028, a distance of 935.44 feet to the TRUE POINT OF BEGINNING, containing 35.842 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown on this map are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the centerline of Watkins Road, having a bearing of South 10° 52' 39" East, is designated as the "basis of bearings" for this survey.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 6/20/24

Heather L. King
Professional Surveyor No. 8307

HLK: ap
35_842 ac 20240454-VS-BNDY-01

DESCRIPTION ACCEPTABLE
35.842 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
not REQUIRED
DATE 7/31/2024 CC
JEFF STAUCH
UNION COUNTY ENGINEER

EXHIBIT 0.2

LEGAL DESCRIPTION

Real Estate situated in Paris Township, Union County, Ohio, being part of the Virginia Military Survey #3350, and being more particularly described as follows:

Beginning for reference at a found railroad spike in the centerline of County Road 104 (Watkins Road) at the northwesterly corner of the R. & W. Kunce 0.784 acres tract (Deed Record 257, Page 224); thence North 83 degrees 47' 00" West, 570.08 feet with the centerline of County Road 104 to a nail, being the true place of beginning; thence continuing North 83 degrees 47' 00" West 221.86 feet to a nail; thence South 5 degrees 03' 42" West 203.38 feet to an iron post stub (passing an iron post stub at 25.58 feet); thence south 83 degrees 47' 00" East 264.69 feet to an iron pipe; thence North 6 degrees 46' 48" West, 208.68 feet to the true place of beginning (passing an iron pipe at 183.48 feet).

The tract as surveyed on August 20, 1976, by Registered Surveyor James A. Page (S-6034) is said to contain 1.14 acres more or less, but subject to the legal road rights of way and all easements of record.

The tract surveyed is part of the Francis N. Erwin 1.00 acre tract (Deed Record 270, Page 112) and the Lutrelle Lee 139.54 acre tract (Deed Record 190, Page 193).

Parcel Number: 28-0017046.0000
Map Number: 102-00-00-011.000
VMS 3350

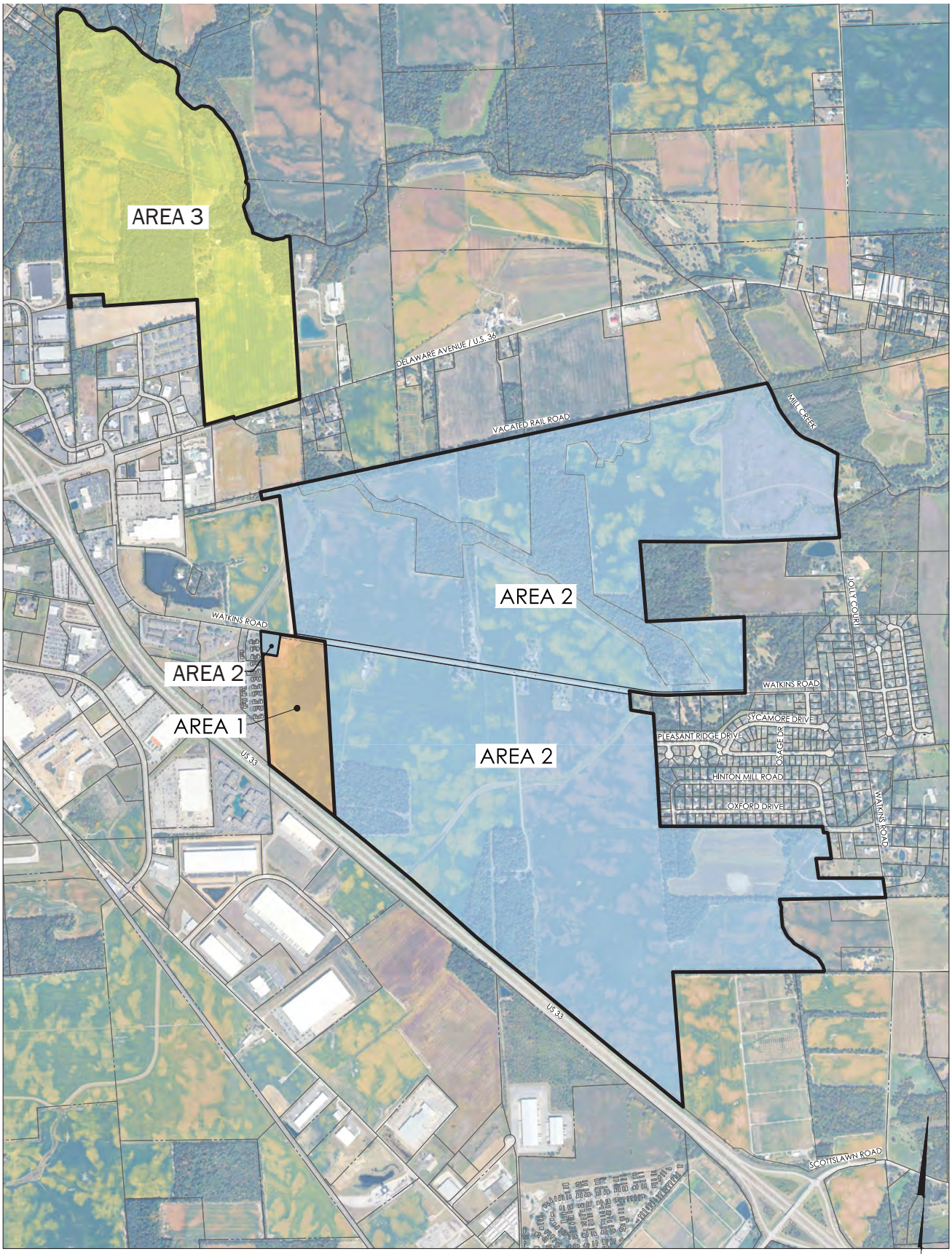
EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER
JEFF STAUCH, UNION CO. ENG.

By: rkurtz

Date: 5/21/2025

UNION COUNTY ENGINEER

EXHIBIT 0.3



MARYSVILLE EAST
OVERALL AREA PLAN

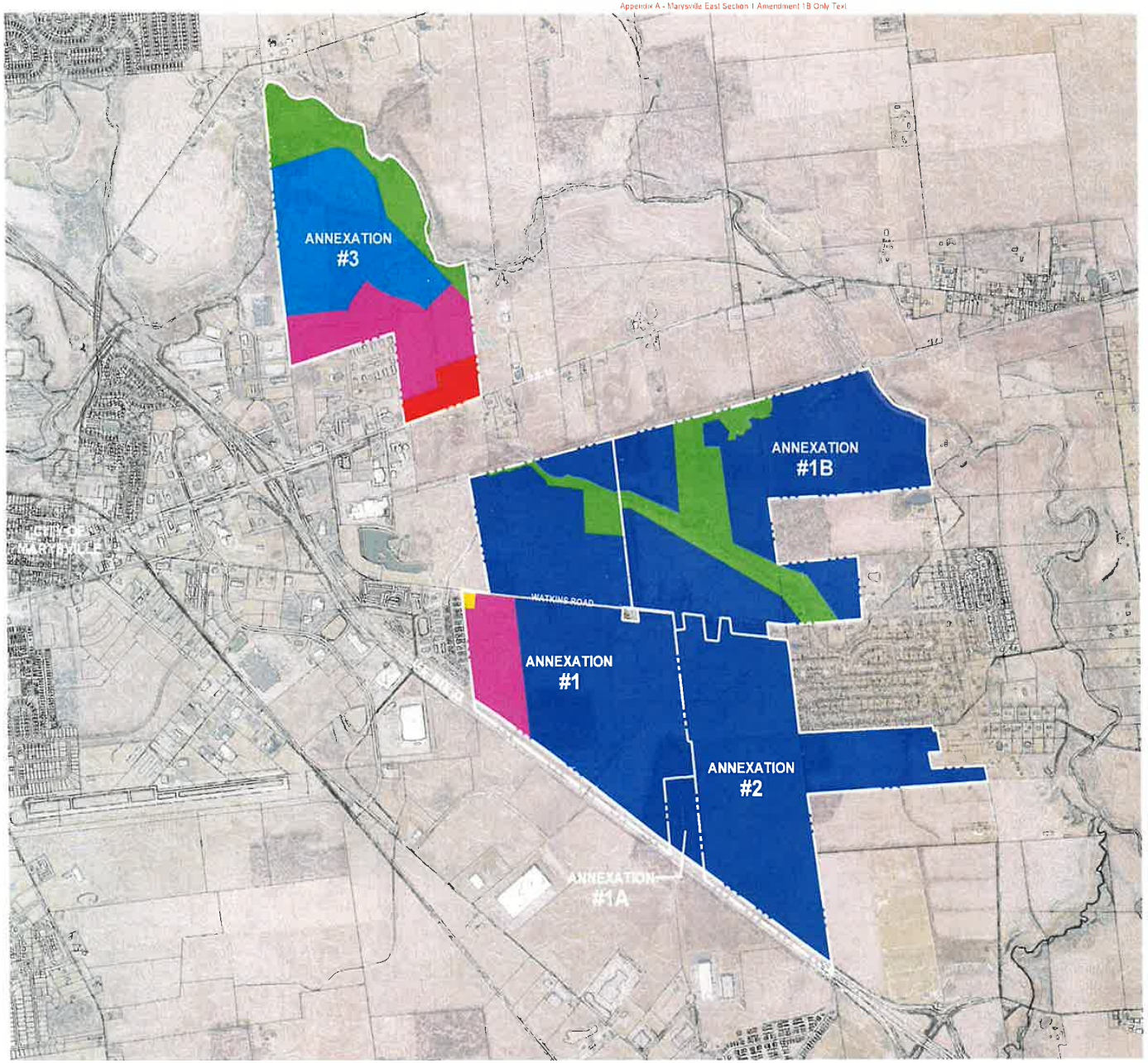
EXHIBIT: 0.3

J:\20260099\Dwg\04Sheets\Rezoning Area Plan.dwg, Last Saved By: sohoro, 6/4/2026 4:02 PM Last Printed By: O'Horo, Shaun, 6/4/2026 4:06 PM (No Xrefs)

EXHIBIT 0.4

PREVIOUSLY APPROVED ANNEXATION AREAS

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



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

CHAPTER 3 – AREA 1 (MULTI-FAMILY RESIDENTIAL)

III. CHAPTER 3 – AREA 1 (MULTI-FAMILY RESIDENTIAL)

Area 1 will be developed in accordance with the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in this PUD Development Standards Text (this "Text"). Where conflicts occur between the Codified Ordinances and the portions of this Text which apply to Area 1, the standards in this Text shall control over the Codified Ordinances.

The following development standards in this Chapter 3 shall apply specifically to Area 1.

Area 1 (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature buildings with 24 units each which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

The open space within Area 1 and the overall development is anticipated to greatly exceed the required level under a straight zoning district and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

The architectural style and design of the residential products will complement each other while at the same time providing a diversification of products. See the attachment identified as **Exhibits 1.12.1 through 1.12.6** for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this Area 1, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below. If there is a conflict between these standards and the provisions of Section 1121.08, the standards in this text shall apply.

A. List of Permitted Uses:

1. Single-Family Attached
2. Multi-Family
3. Community Center / Commercial Recreation (indoor) – Clubhouse with pool and fitness

B. Lot Size, Setbacks, Height, Open Space, or Coverage Ratio:

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.

  - Internal setbacks between buildings within the multifamily and attached residential development shall be 20’ or as determined based in the fire code, whichever is greater.
  - Perimeter setbacks to the east, west, and south of the project will be 25’ from the property line for any road, pavement, or building. Setbacks along Watkins Road will be 60’.
- Height of primary structures will not exceed 45’ plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
  - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Watkins Road to connect to future paths that will link this development to the other subareas and the future park system.
  - The detention ponds will include fountains and landscaping.
  - Multiple dog parks will be included in the project.
- Lot coverage ratio will be 65% including accessory structures

C. Density:

- The combined overall density for both residential products will be 14 units per acre,
- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

D. Access, Parking, Loading, and Pedestrian Connectivity:

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

  It is anticipated that the thoroughfare plan will include a new roadway (Road A, as more specifically addressed in Chapter 4), that will ultimately link Scottslawn Road to the east/west section of Watkins Road to US 36 and then across Mill Creek to State Route 4. A portion of this new road will serve as a bypass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bypass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn Road without impacting the Buxton Meadows residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together.

  Road A and Watkins Road will have a typology and streetscape specified in Chapter 4.

  Future roads internal to Area 1 will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees,

landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

- The primary access to Area 1 will be via two entrances off Watkins Road. To the south of the project, two stub roads will be constructed that will connect to the future development to the east.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas for the single-family attached units will include private 1- and 2-car attached garages as well as driveway spaces. With the combination of the garages and driveway spaces, each unit will have a minimum of 2 spaces.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and through the center of the project leading to the clubhouse and the trail system located along Watkins Road, which will provide pedestrian connections to the other subareas when constructed.
- Connectivity throughout the Zoning District and to public common areas is important to make the area more walkable. The trail system will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the public common areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths will be limited to locations adjacent to public roadways.

E. Landscaping:

- The landscaping requirements of Area 1 will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as the northern side of the project along Watkins Road.
- The landscape treatment along the eastern and western borders will include light mounding (2' to 3') and a new tree line within the setbacks. This tree line will also be included around the Marysville pump station and behind the fence along the southern boundary (US 33) as well. Final plant material selections and layout will be determined during the Design Review Board process.
- Landscaping will be installed along Watkins Road at both entries. Final plant material selections and layout will be determined during the Design Review Board process.
- All residential buildings (multi-family and attached-residential) shall include foundation planting along the entire front and rear of the buildings per

Exhibits 1.6.1 and 1.6.2. Final plant material selections and layout will be determined during the Design Review Board process.

- The clubhouse shall include foundation plantings along all four sides of the building and between the building and the pool per **Exhibit 1.7**. Final plant material selections and layout will be determined during the Design Review Board process.
- Within Area 1, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

F. Architecture:

- The architectural style and designs for Area 1 (multi-family and attached single-family) will be substantially similar to the architectural renderings shown on the illustrative elevations accompanying this Development Plan. During the development of this project, the applicant may present to the Design Review Board as part of Exterior/Landscape Plan Applications additional architectural styles and concepts for review, consideration, and approval by the Design Review Board.
- Approved building materials can include stone, brick, wood, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- The clubhouse design and materials will include high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and a metal roof. An outdoor fireplace and covered patio with seating will also be included. The building will have double and triple window sets. A clubhouse elevation is included with this application and provides additional detail regarding the architectural details and design.
- The multi-family buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Some units will have covered balconies with metal railings and the building will feature an assortment of single and double windows. The attached elevations provide additional detail regarding the architectural details and design.
- The single-family attached buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Metal seam roofs will be featured over the majority of the entry doors. The attached elevations provide additional detail regarding the architectural design that will be submitted as part of the Design Review Board application.

G. Signage:

- The following signage standards shall apply to all signs associated with Area 1. Unless otherwise specified in these development standards, relevant

provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs, shall apply. If there is a conflict between these standards and the provisions of Section 1129, the standards in this text shall apply.

- Sign types permitted include monument signs, building-mounted wall signs (clubhouse), project identification/gateway signs, and gateway highway signage.
    - Temporary Signs (banners and yard signs) and vehicular use area signs shall be subject to the applicable provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs.
    - Permanent Signs – size (sign area) and quantity as determined by the type and location of the sign. The sign area shall be determined by the dimensions of the sign display face, excluding framing, bracing, and structural supports.
        - Monument Signs – Area 1 will be provided with two monument signs or project identification/gateway signs. These signs can be single or double sided as determined by the developer.
        - Entry Sign - The location of the first sign will be at the intersection of the main entrance (eastern drive) of the project off Watkins Road and will have a maximum height of 8”. This entrance leads directly to the clubhouse and is considered the main entrance.
        - Highway Sign - The second project identification/gateway sign is along US 33 at the southern end of the project. The maximum height of this sign will be 20’ and a maximum width of 8’6”. The maximum sign face area will be 64 sf.
        - Additional dimensions, design, and proposed materials of these two permanent signs are provided in **Exhibit 1.8**. The multi-family entry sign shall not exceed 20 square feet for the sign face. The monument signs will be incorporated into the surrounding landscaping beds.
        - The monument signs identified above are allowed to be constructed within the perimeter setbacks at both locations with a minimum setback of 5’-0” from the lot or ROW line.
        - Design – all monument signs shall have a finished base that is architecturally coordinated with the design and materials of the associated building(s) using materials such as brick, stone, wood, glass, architectural precast concrete, metal, or other innovative materials.
        - Lighting. Signs shall be illuminated in such a manner as to avoid creating a glare and hazardous or distracting condition to vehicular and avionic traffic. Signs shall be illuminated only by the following means:
            - External Illumination. By a white, steady, stationary light of reasonable intensity, directed solely at the sign. External

light fixtures shall not be directed toward adjacent properties or rights-of-way. Ground-mounted light fixtures shall be fully screened from view by site grading or evergreen shrubs.

- Internal Illumination. By a white interior light of reasonable intensity with the sign text and images lit or silhouetted on an opaque background, either within a sign cabinet or using individually illuminated channel letters. No additional background lighting or illuminated borders or outlines is permitted. Electrical wiring shall be entirely hidden from view. Digitally animated or LED changeable copy signs are prohibited.

H. Lighting:

- Minimum lighting standards shall be as follows:
  - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
  - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
  - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
  - Fully shielded, cut-off type lighting fixtures shall be required.
  - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.
  - **Exhibit 1.11** shows the proposed location and specifications for the basic lighting.

I. Project Phasing:

- It is anticipated that the development in Area 1 will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting.
- The project is likely to be constructed in a single phase but the developer does reserve the right to develop the project in three phases, roughly 1/3rd each beginning with phase 1 beginning just south of Watkins Road. The first phase would include the clubhouse, and a portion of the multi-family, and attached units. Future phases would proceed south based on user demand and would include the remaining multi-family and attached units.

EXHIBIT 1.1



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

EXHIBIT 1.2


Multi-use Path Connection
Proposed Sign Location
WATKINS ROAD
80' R/W
Multi-use Path
Black crossbuck fence (typ.)
Lift Station ± 1.14 Acres
25' setback
Clubhouse
Pool
Mail
Dog Park
Compactor
Garage (12)
3-Story Garden 24 Unit
4-Unit
6-Unit
Multi-use path
Fountain
Retention Pond
Guest parking
Seating / amenity space
Garage (6)
Black crossbuck fence
Patio / grill / amenity space
Dog Park with black crossbuck fence and welded wire mesh
Monumental Freeway Sign
US ROUTE 33
Open Space Data:
Total Gross Acreage: ± 36.36 Acres
Total Open Space: ± 11.39 Acres (± 31.33% of gross)
Proposed 8' wide Multi-use Path:
Proposed 5' wide Sidewalk:

EXHIBIT 1.3



SITE DATA

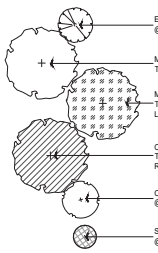
Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

EXHIBIT 1.4


WATKINS ROAD
US ROUTE 23
NOTE: ADDITIONAL P
FENCE LOCATIONS F
BE DEFINED WITH
Plan Key:
Multi-Use Asphalt Path:
Black Crossbuck Fence:
NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING, PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

EXHIBIT 1.5

LANDSCAPE KEY PLAN



CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
2	6' BENCH	SEE DETAIL G, EXHIBIT E7 FOR MORE INFORMATION
3	FOUNTAIN	-
4	TABLE AND CHAIRS	SEE DETAIL A, EXHIBIT E7 FOR MORE INFORMATION
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
6	CROSSBUCK FENCE WITH WELDED WIRE MESH	SEE DETAIL E, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
8	TRASH COMPACTOR	SEE ARCHITECTS PLANS FOR MORE INFORMATION
9	GRILL	SEE DETAIL L, EXHIBIT E7 FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
11	DOGGY BAG WASTE STATION	SEE DETAIL C, EXHIBIT E7 FOR MORE INFORMATION

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glenform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
Picea glauca White Spruce	6' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

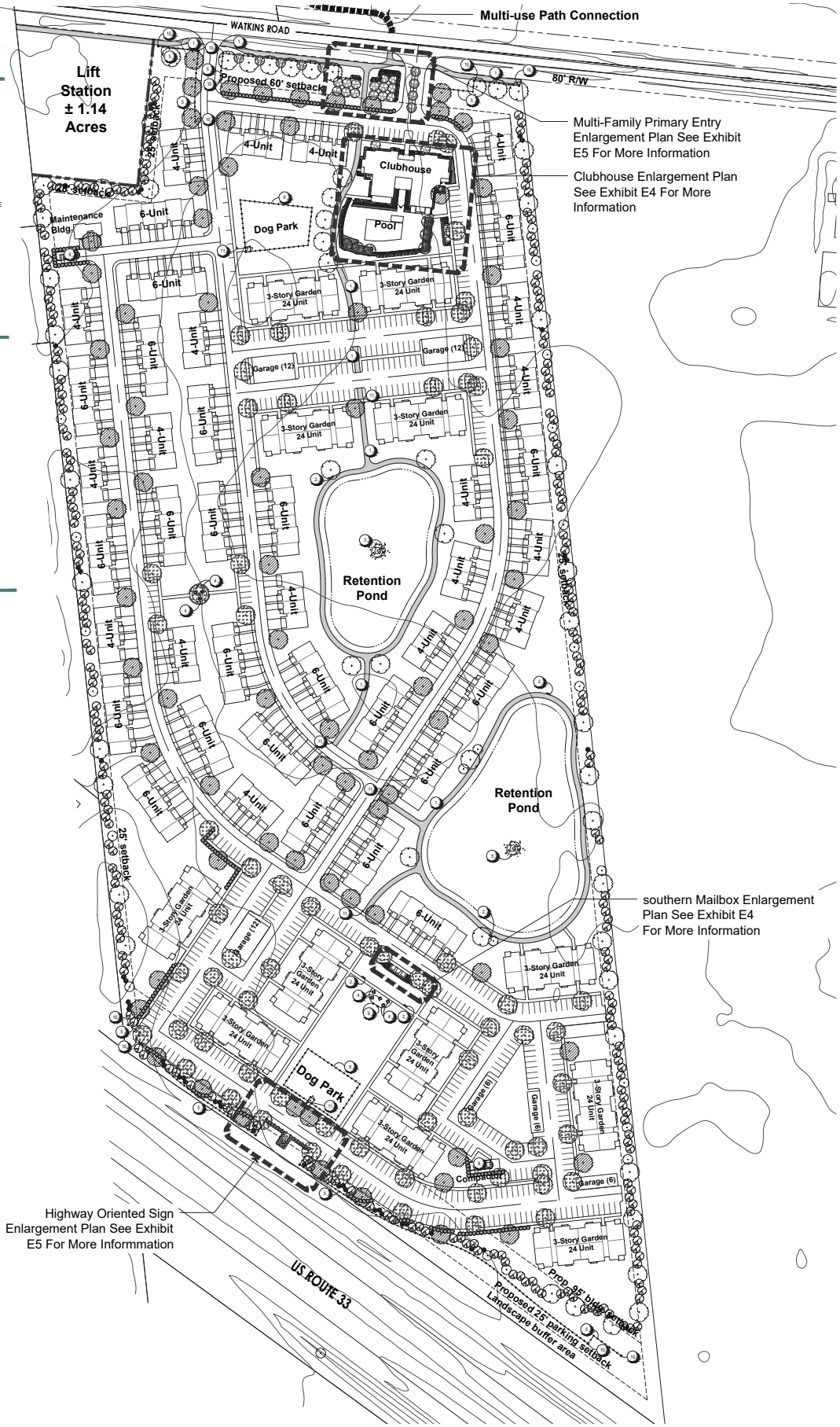
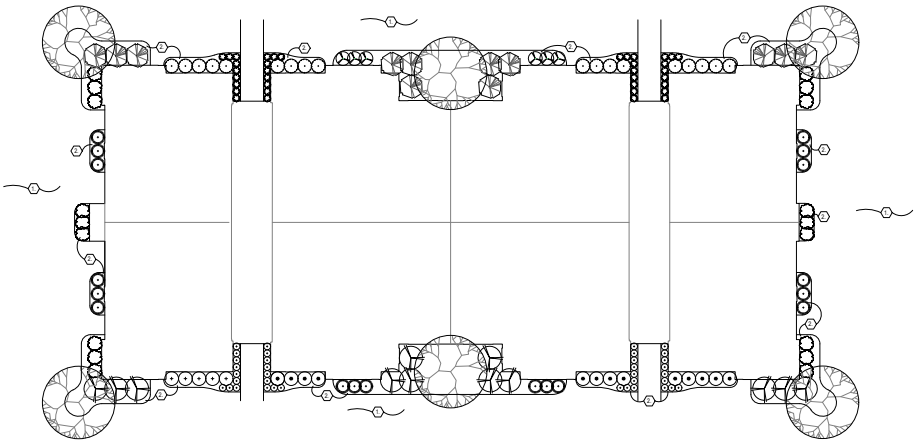
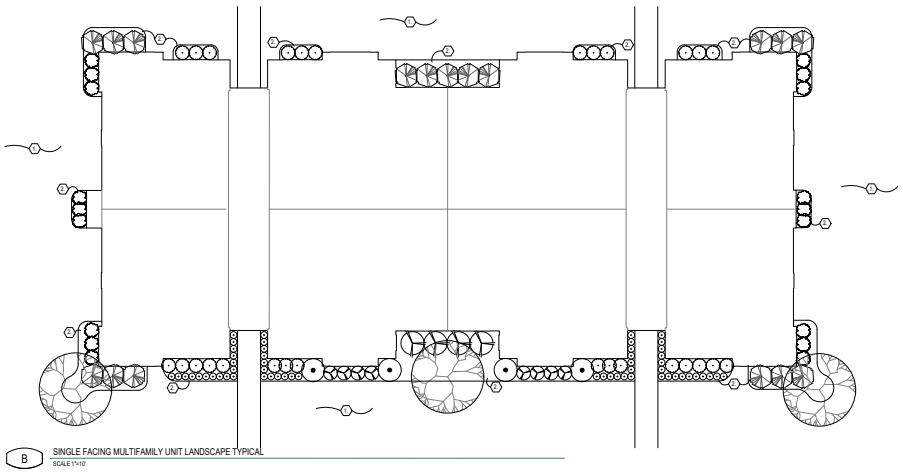


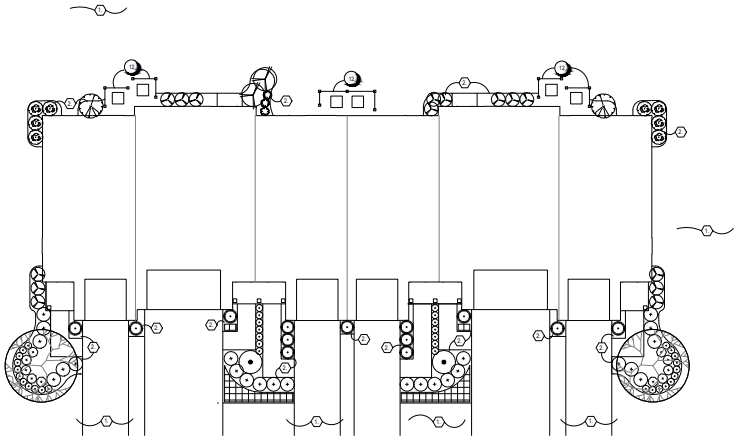
EXHIBIT 1.6.1



A DOUBLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



B SINGLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



C SOUTH, WEST AND EAST FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Pewa Minaret' Pewa Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Swantaw Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ivebo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptans 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

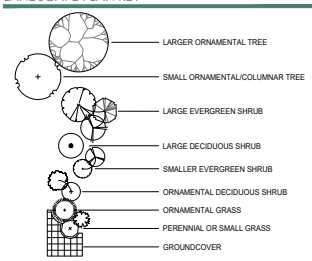
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

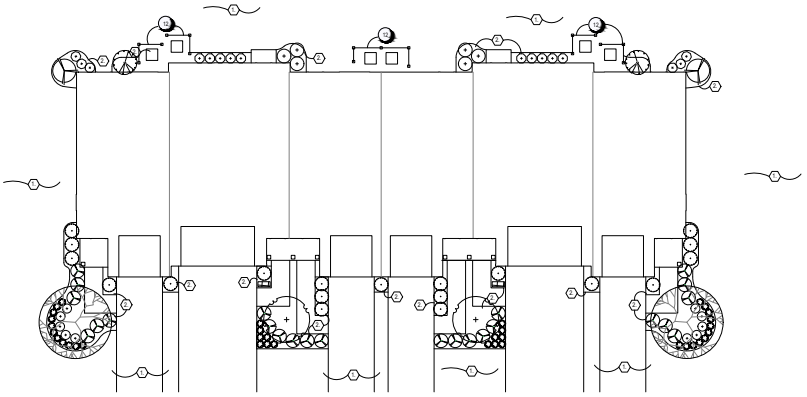
KEY	ITEM	NOTES
3	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY

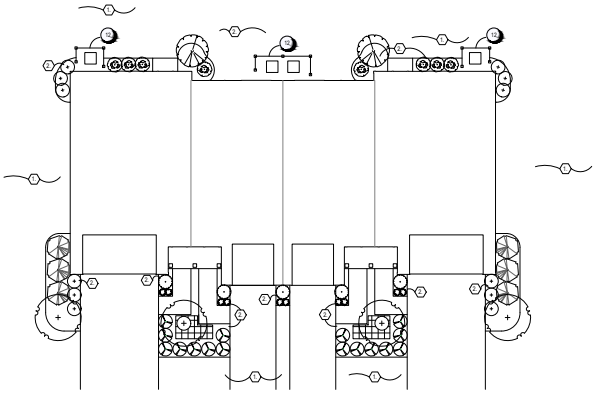


NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING

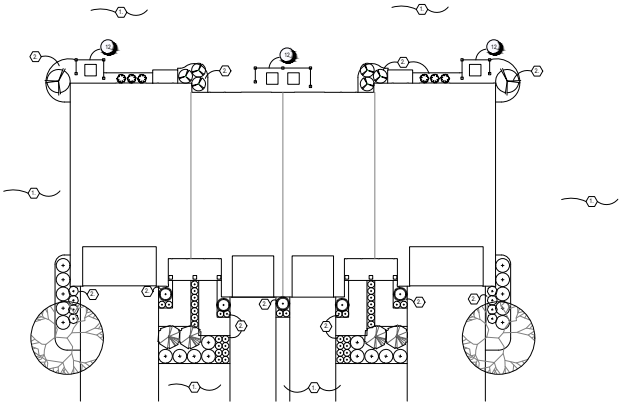
EXHIBIT 1.6.2



D NORTH FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



D NORTH FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



E SOUTH, WEST AND EAST FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Pewa Minaret' Pewa Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Swantbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Gray Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ivorbo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptans 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

CODED LANDSCAPE NOTES

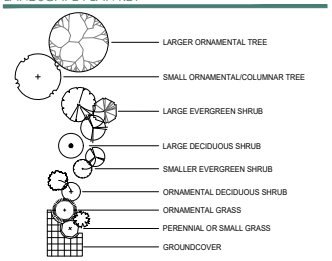
(1) TURF - SOD OR SEED PER OWNER DIRECTION

(2) LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

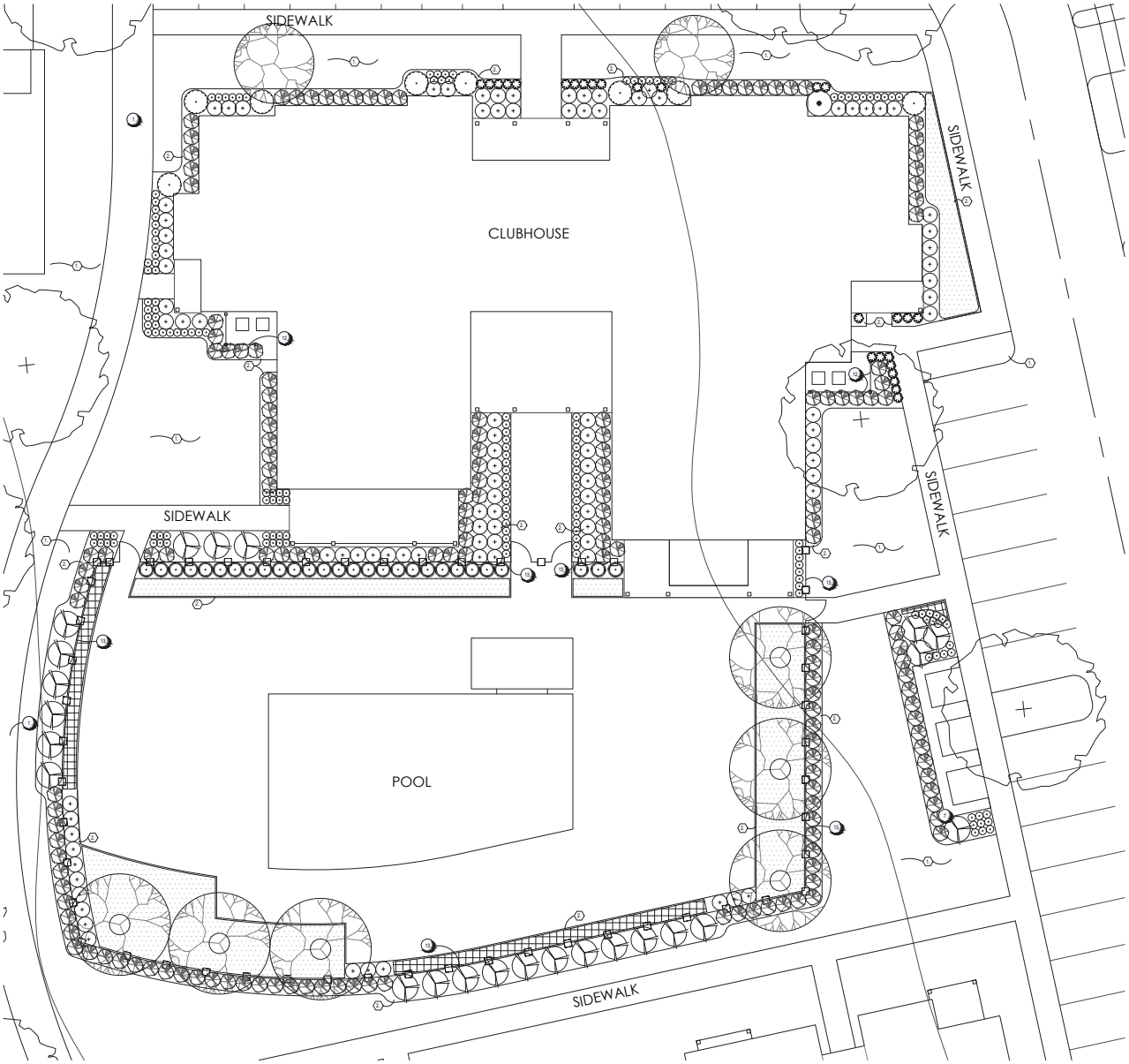
KEY	ITEM	NOTES
(3)	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING

EXHIBIT 1.7



CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ibobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incredball' Incredball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Ilex virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

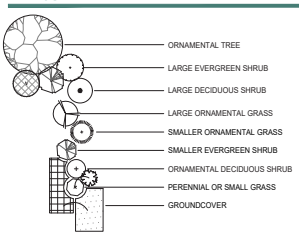
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

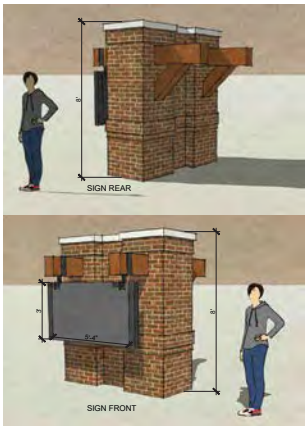
KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
2	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
3	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION
10	AMERISTAR MONTAGE PLUS MAJESTIC POOL FENCE	SEE DETAIL B, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY

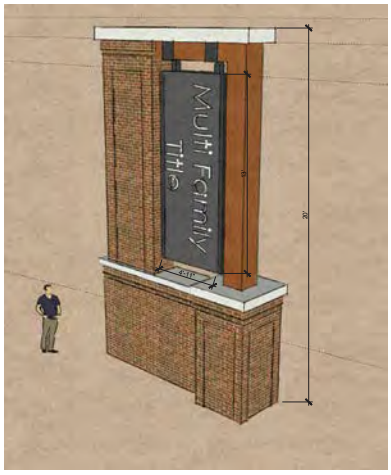


NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

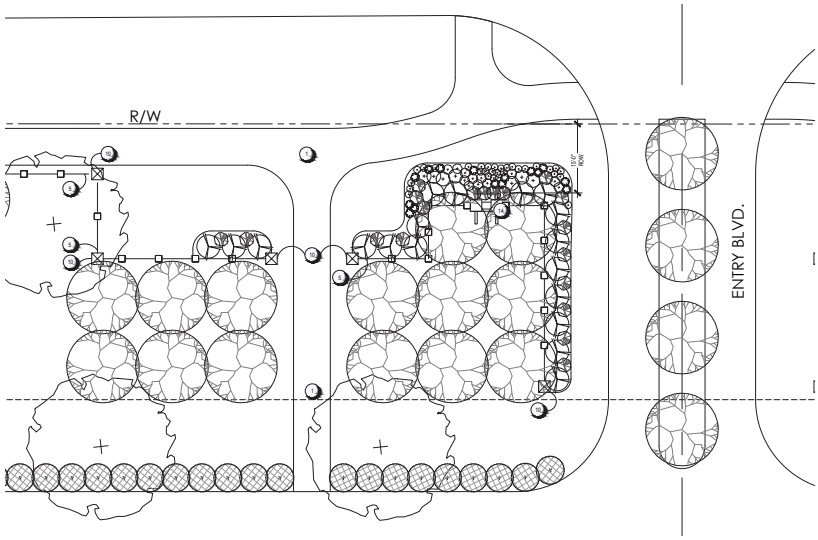
EXHIBIT 1.8



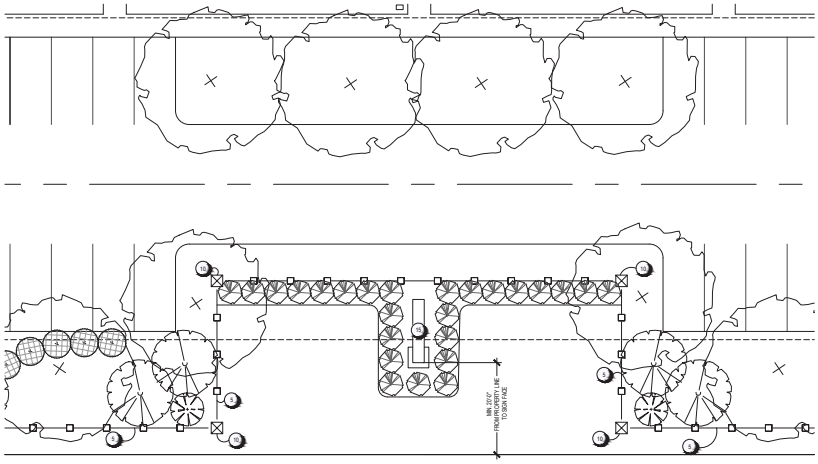
B MULTIFAMILY ENTRY SIGN
SCALE: N.T.S.



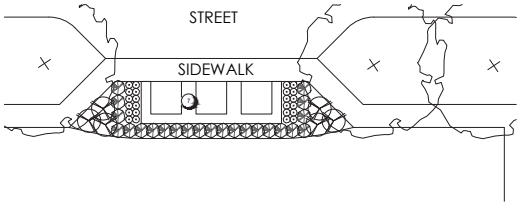
D DOUBLE SIDED HIGHWAY ORIENTED SIGN
SCALE: N.T.S.



A MULTIFAMILY PRIMARY ENTRY ENLARGEMENT PLAN
SCALE 1"=10'



C HIGHWAY ORIENTED SIGN ENLARGEMENT PLAN
SCALE 1"=10'



D SOUTHERN MAIL KIOSK ENLARGEMENT PLAN
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' / Briotii Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' / Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' / Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' / June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' / Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' / Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' / Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' / Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' / Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' / Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' / Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' / Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ivobo' / Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incredball' / Incredball Hydrangea	-	#3 CONT.	AS SHOWN	
Calliacarpa dichotoma 'Issai' / Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' / Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii / Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica / Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens / Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' / Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' / Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa / Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii / Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum / Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris / Ostrich Fern	-	#1 CONT.	AS SHOWN	
Ceraslium tomentosum / Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LANDSCAPE NOTES

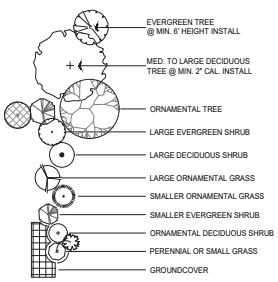
(1) TURF - SOD OR SEED PER OWNER DIRECTION

(2) LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

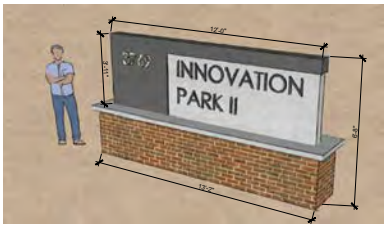
KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
3	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
12	MULTI-FAMILY ENTRY SIGN	SEE DETAIL B, EXHIBIT E5 FOR MORE INFORMATION
13	DOUBLE SIDED HIGHWAY ORIENTED SIGN	SEE DETAIL D, EXHIBIT E5 FOR MORE INFORMATION

LANDSCAPE KEY PLAN

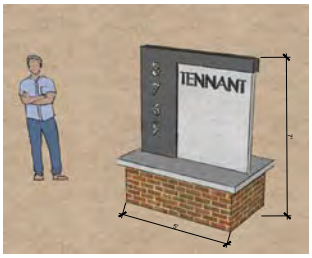


NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

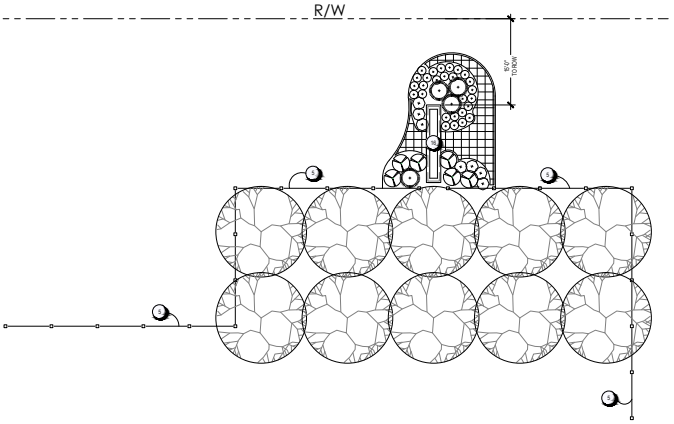
EXHIBIT 1.9



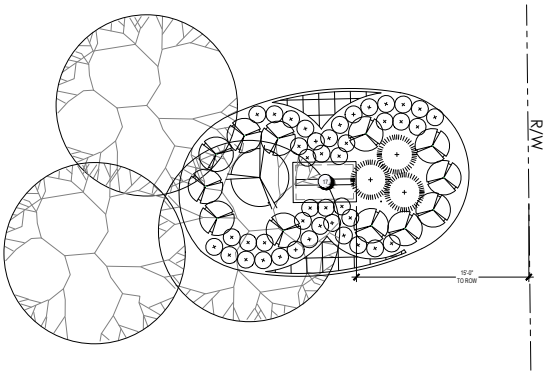
G DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.



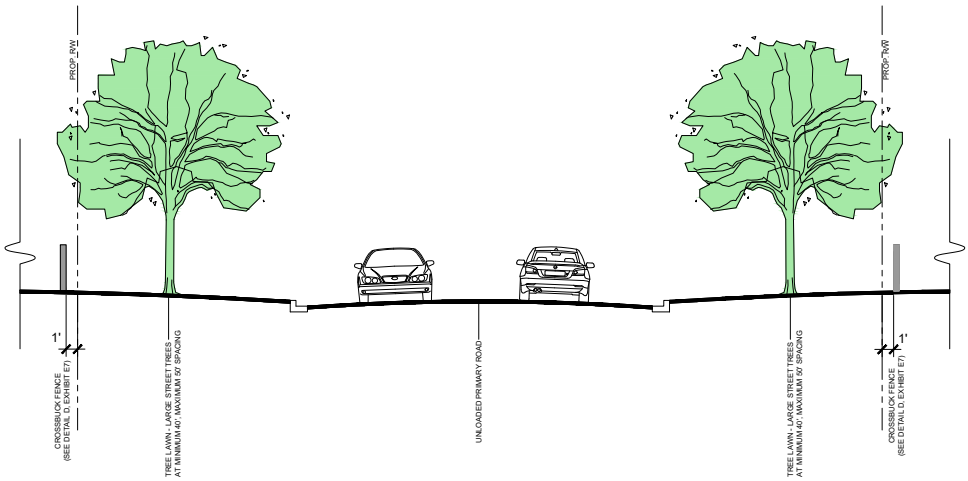
H DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.



E DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=8'



F DOUBLE-SIDED SECONDARY INDUSTRIAL SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=8'



I UNLOADED PRIMARY ROAD TYPICAL SECTION
SCALE: 1"=4'

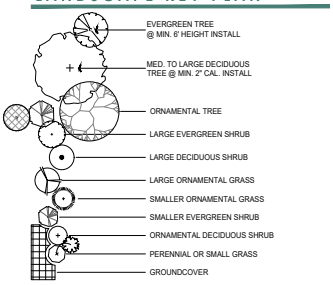
CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotii Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incredball' Incredball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
3	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
5	DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN	SEE DETAIL G, EXHIBIT E8 FOR MORE INFORMATION
6	DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN	SEE DETAIL H, EXHIBIT E8 FOR MORE INFORMATION

LANDSCAPE KEY PLAN

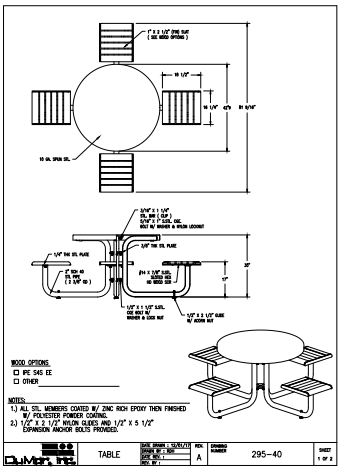


CODED LANDSCAPE NOTES

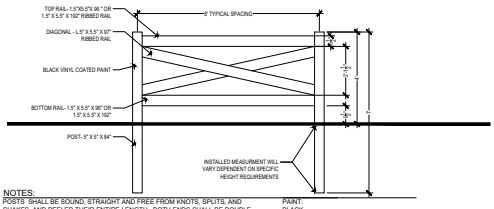
1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

EXHIBIT 1.10



A DUMOR TABLE 295
N.T.S.

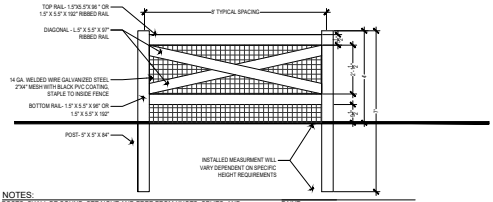


NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .
FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 96" OR 1.5" X 5.5" X 102" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

D CROSSBUCK FENCE
SCALE: 1/2" = 1'-0"

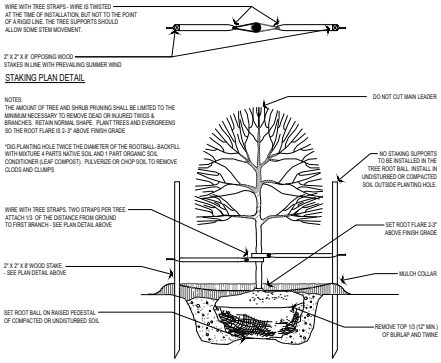


NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .
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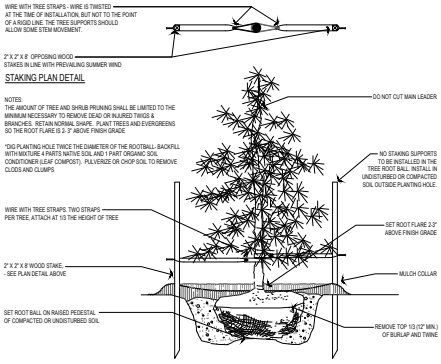
PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

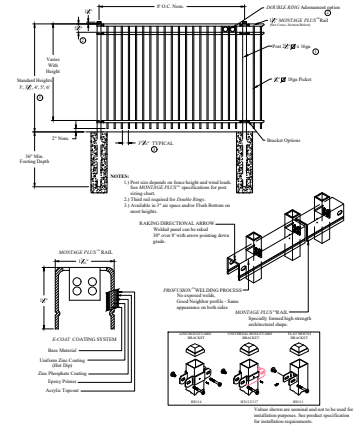
E DOG PARK CROSSBUCK FENCE WITH WELDED WIRE MESH
SCALE: 1/2" = 1'-0"



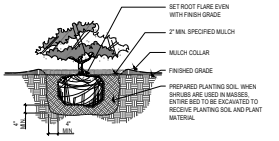
H DECIDUOUS TREE
SCALE: 1" = 1'-0"



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



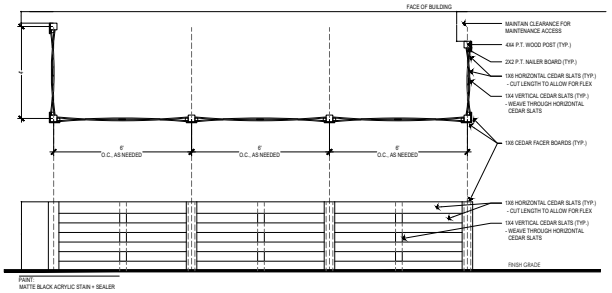
B MONTAGE PLUS MAJESTIC POOL FENCE DETAIL
N.T.S.



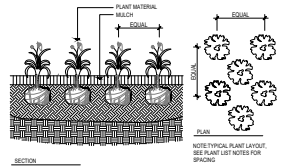
J SHRUB
SCALE: 1/2" = 1'-0"



C DOGGY BAG WASTE STATION
N.T.S.



F AC CONDENSER SCREEN FENCE 'A'
SCALE: 1/2" = 1'-0"

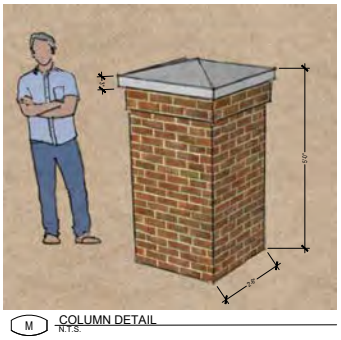


K PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"

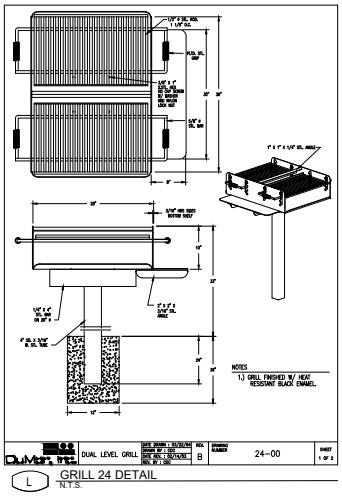


PRODUCT INFO: 6' STELLA ALUMINUM BENCH (BLACK), OR OWNER APPROVED EQUAL

G BENCH
SCALE: NTS

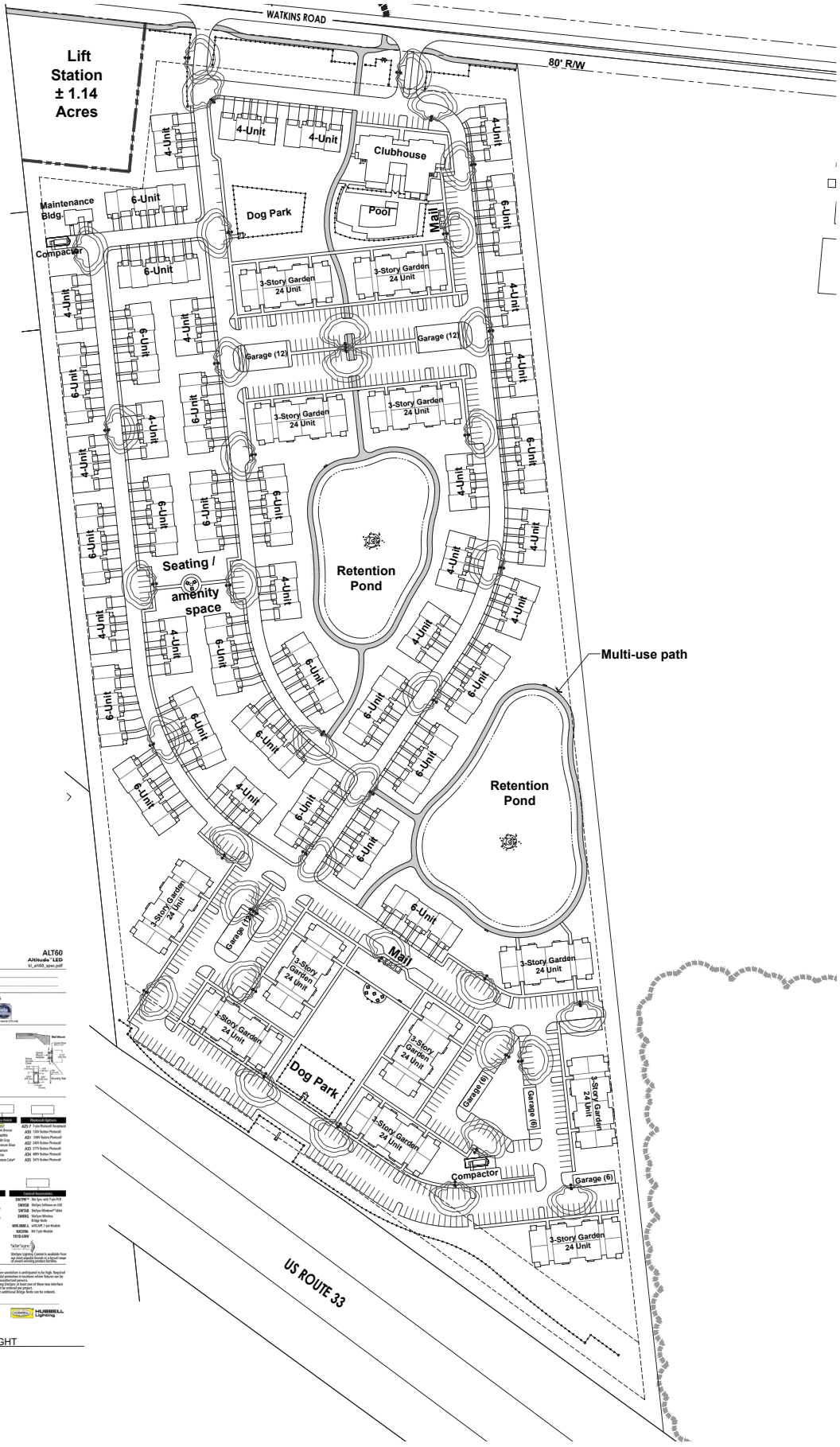


M COLUMN DETAIL
N.T.S.



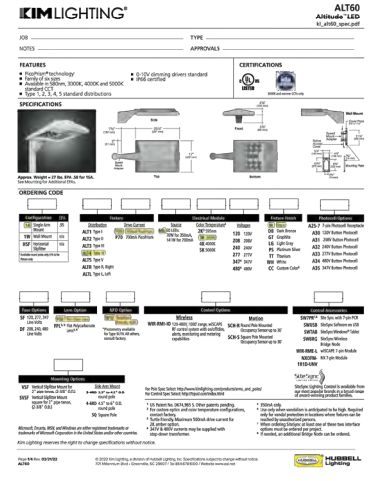
L GRILL 24 DETAIL
N.T.S.

EXHIBIT 1.11



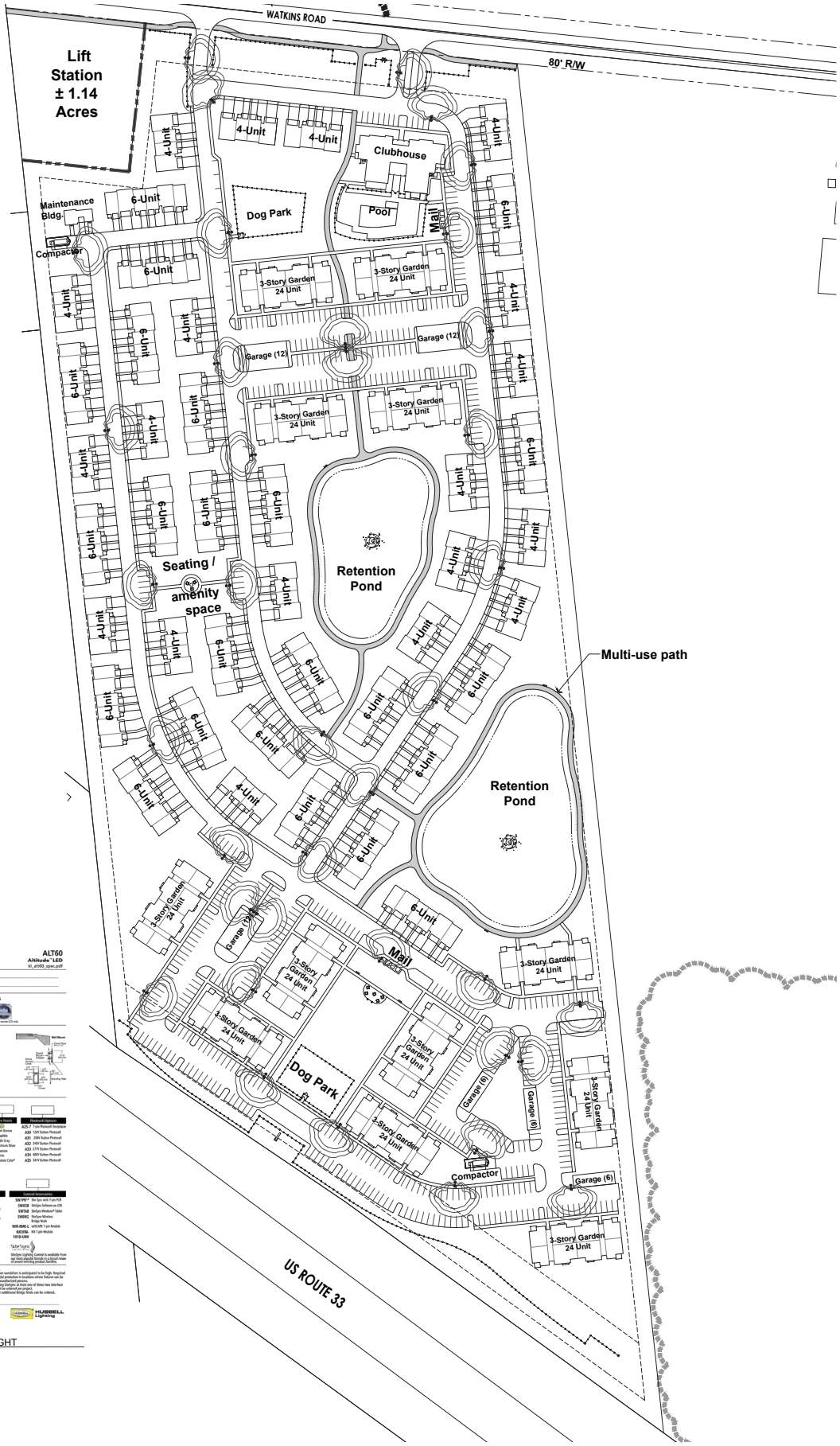
LIGHTING KEY

KEY	ITEM
	ALT60 ALTITUDE LED SINGLE FIXTURE
	ALT 60 ALTITUDE LED DOUBLE FIXTURE



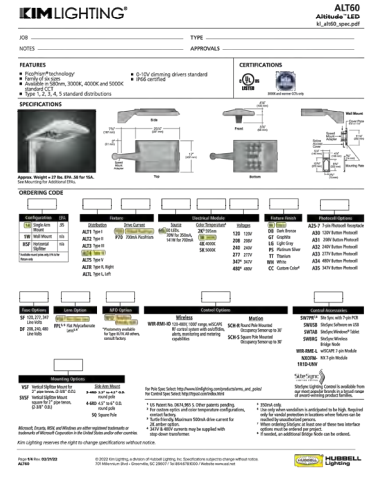
KIM LIGHTING ALT 60 ALTITUDE LED LIGHT
N.T.S.

EXHIBIT 1.11



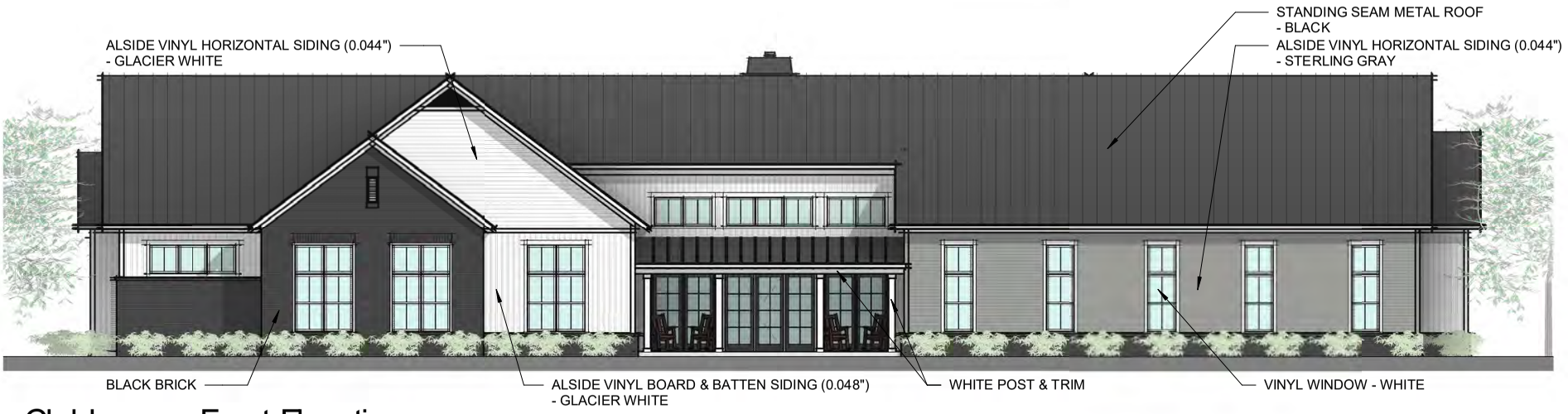
LIGHTING KEY

KEY	ITEM
	ALT60 ALTITUDE LED SINGLE FIXTURE
	ALT 60 ALTITUDE LED DOUBLE FIXTURE



1 KIM LIGHTING ALT 60 ALTITUDE LED LIGHT
N.T.S.

EXHIBIT 1.12.1



Clubhouse - Front Elevation

3/ 32" = 1'-0"



Clubhouse - Rear Elevation

3/ 32" = 1'-0"

EXHIBIT 1.12.2



Clubhouse - Left Elevation

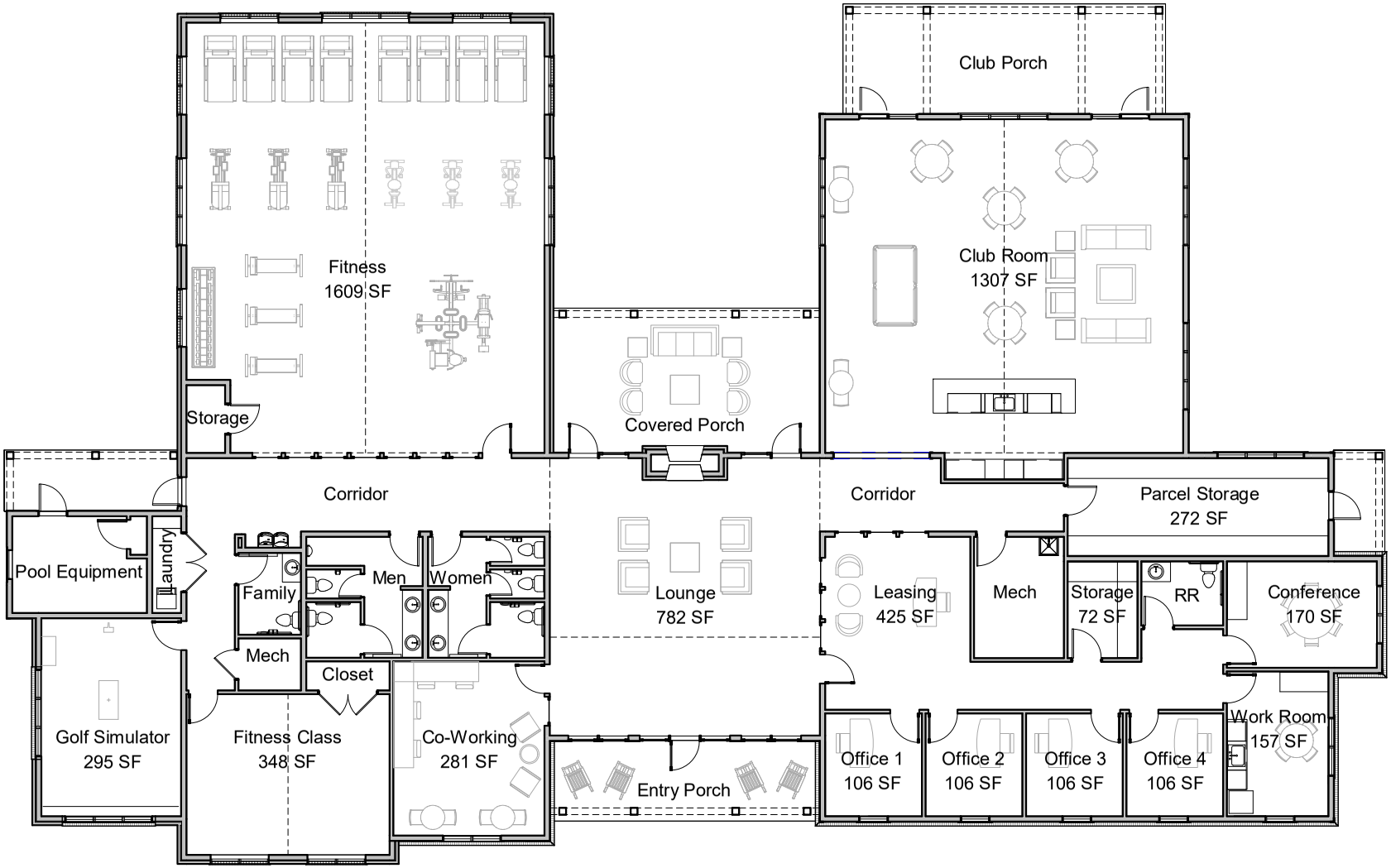
3/ 32" = 1'-0"



Clubhouse - Right Elevation

3/ 32" = 1'-0"

EXHIBIT 1.12.3

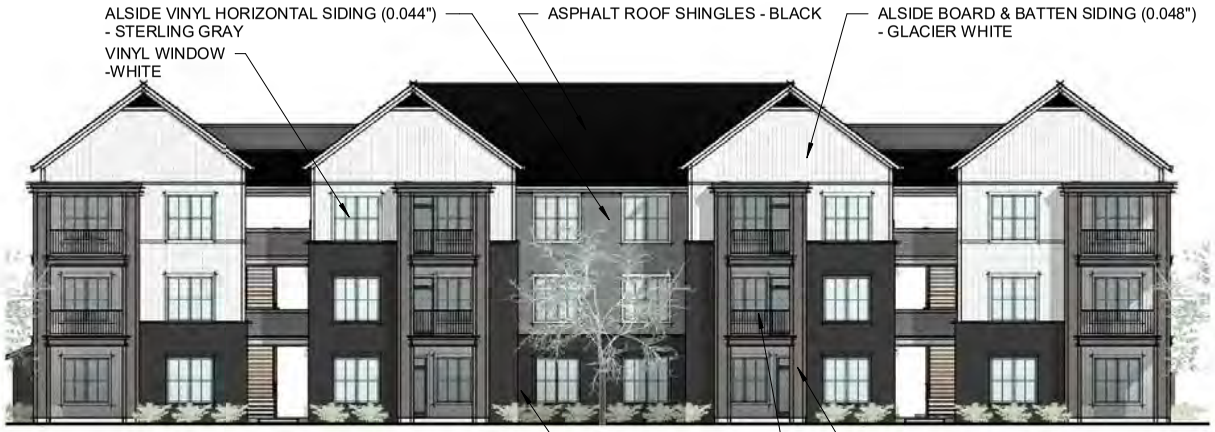


Clubhouse Floor Plan

3/ 32" = 1'-0"

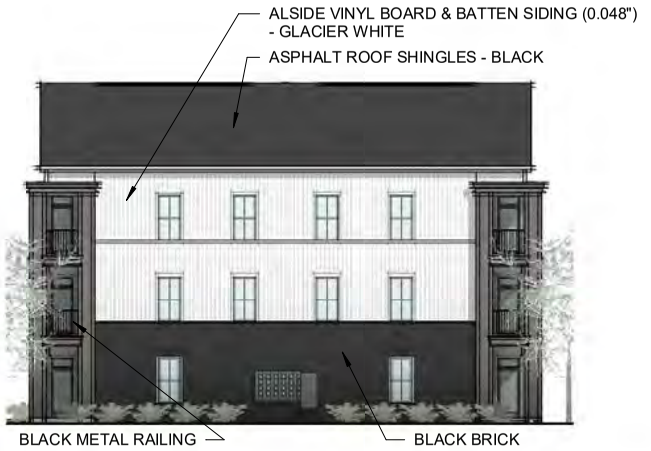
BUILDING INFO	
Gross Area:	8,044 sf
Building Height:	28'-4"

EXHIBIT 1.12.4



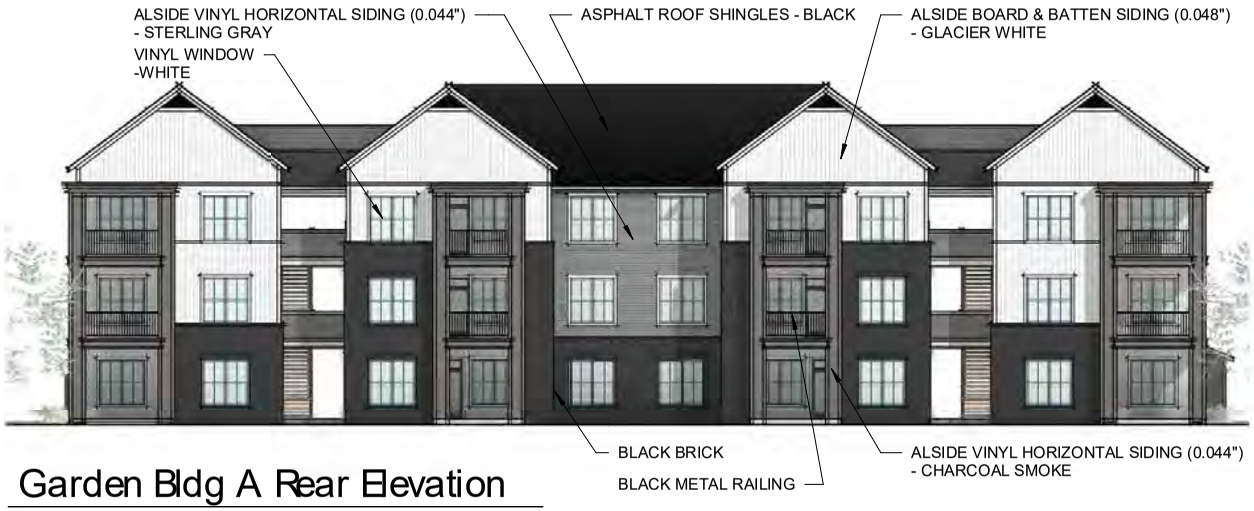
Garden Bldg A Front Elevation

1/ 16" = 1'-0"



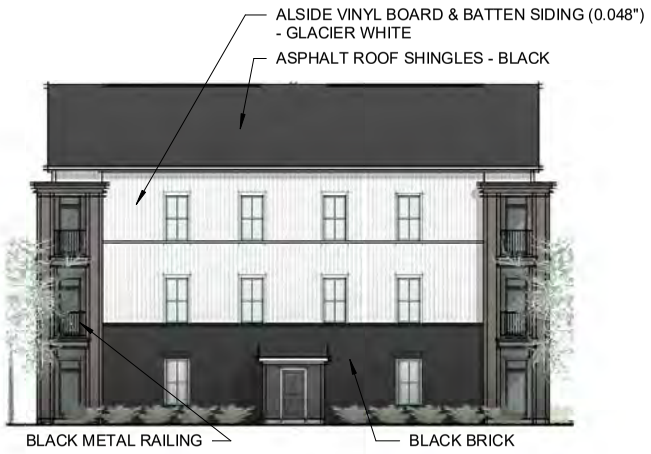
Garden Bldg A Right Side Elevation

1/ 16" = 1'-0"



Garden Bldg A Rear Elevation

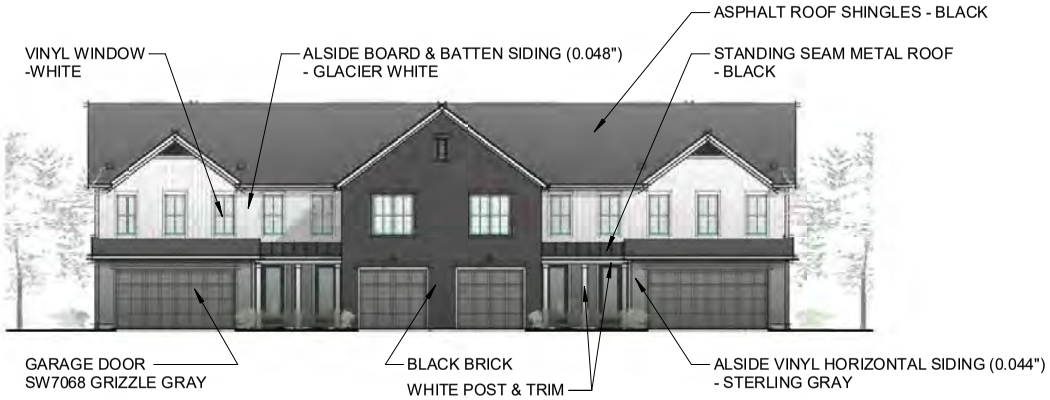
1/ 16" = 1'-0"



Garden Bldg A Left Side Elevation

1/ 16" = 1'-0"

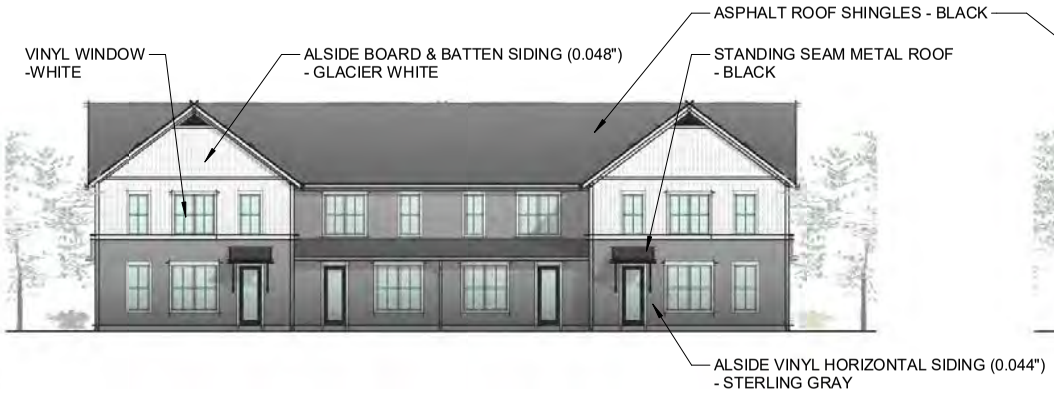
EXHIBIT 1.12.5



BUILDING D - 4 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	5,920 sf
Garage Area:	1,376 sf
Number of Units:	4
Number of Bedrooms:	10

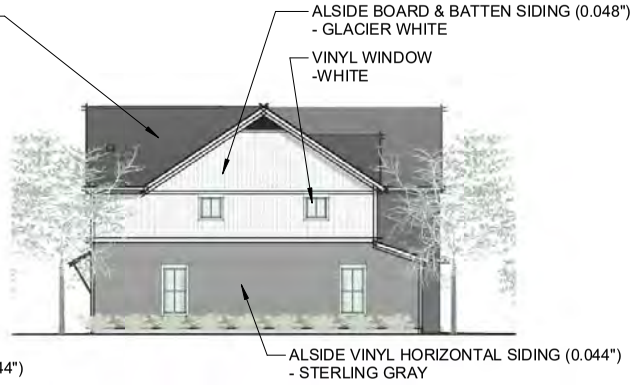
Bldg D - 4 Unit TH Front Elevation

1/ 16" = 1'-0"



Bldg D - 4 Unit TH Rear Elevation

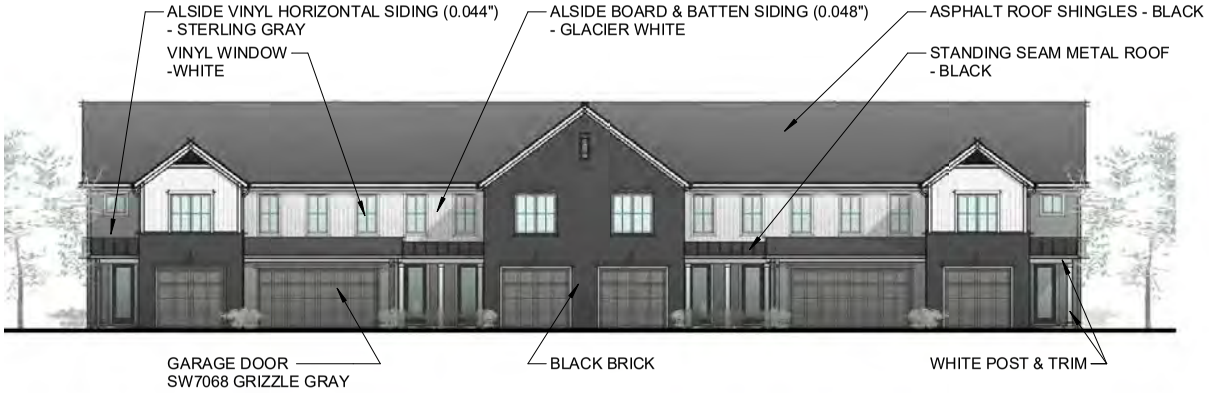
1/ 16" = 1'-0"



Bldg D - 4 Unit TH Typ. Side Elevation

1/ 16" = 1'-0"

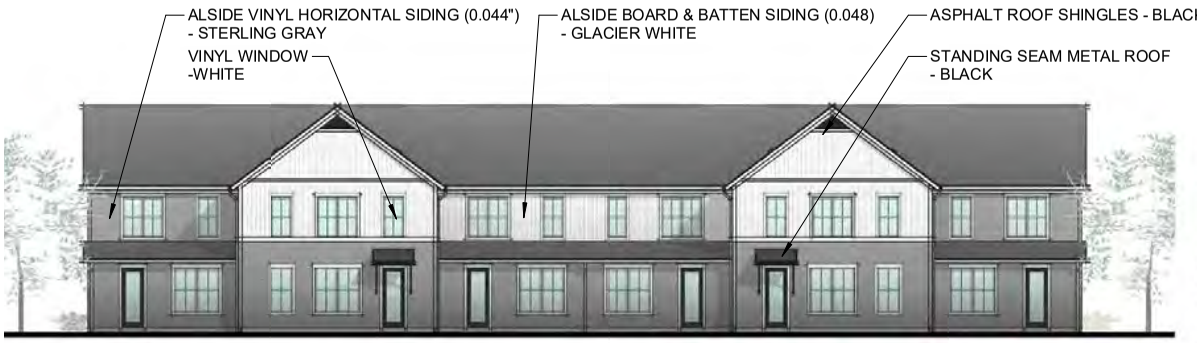
EXHIBIT 1.12.6



BUILDING C - 6 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	8,456 sf
Garage Area:	1,902 sf
Number of Units:	6
Number of Bedrooms:	14

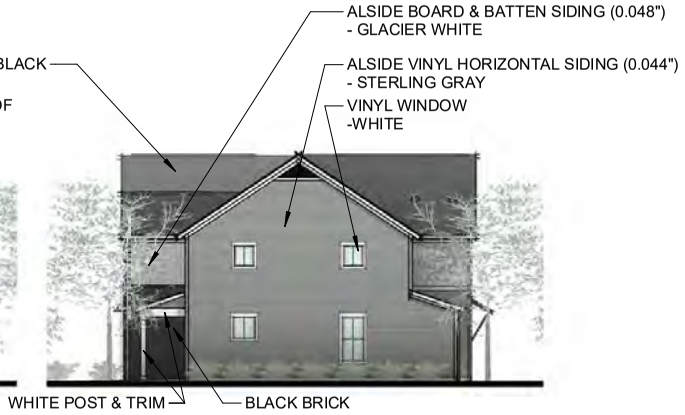
Building C - 6 Unit TH Front Elevation

1/ 16" = 1'-0"



Building C - 6 Unit TH Rear Elevation

1/ 16" = 1'-0"



Building C - 6 Unit TH Typ. Side Elevation

1/ 16" = 1'-0"

CHAPTER 4 – AREA 2 (MANUFACTURING AND TECHNOLOGY)

IV. CHAPTER 4 – AREA 2 (MANUFACTURING AND TECHNOLOGY)

Area 2 consists of 876.7+/- acres. Unless otherwise specified in this written text, relevant use and development standards of the Codified Ordinances of the City of Marysville shall apply to Area 2. The underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designations and requirements contained in Codified Ordinances Sections 1121.13 and 1121.14, respectively, as they exist and are effective on the date when this zoning text is approved by City Council, shall be applied to matters not directly addressed herein, except to the extent variances and divergences are identified below and in this application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

A. Uses:

1. Permitted Uses: The following uses shall be permitted uses in this Zoning District:

a. Artisan Workshop
b. Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
c. Commercial Printing and Publishing
d. Contractor Offices
e. Essential Public Services and Utilities – includes electrical substations
f. Essential Private Services and Utilities – includes water or material storage tanks, generator yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
g. Laboratory Research Facility
h. Manufacturing, General
i. Professional Offices
j. School, College or University, Vocation and Technical, Trade or Business
k. Warehousing, Private/Public
l. Wholesale and Distribution
m. Light Manufacturing
n. Wireless Telecommunications Antenna, Facility, and/or Tower
o. A regional sewer pump station on +/-1.14 acres located to the south of and adjacent to Watkins Road and to the northwest of and adjacent to Area 1. The pump station has been constructed thereon by the City of Marysville and is operational.

In implementing this Area, the applicant will rely on the underlying Government and Institutional District (GOV) zoning

designation and requirements contained in Codified Ordinances Section 1121.16, except to the extent variance and divergences are identified below and in the approved Development Plan application that was previously approved for this subarea. The list of permitted uses in Area 3 includes Essential Public Services and Facilities.

For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses.

2. Conditional Uses: The following shall be conditional uses in Area 2 which are subject to review and approval in accordance with Codified Ordinances Sections 1141.22 through 1141.28:

Data centers, defined to mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information." The Planning Commission, in determining whether a data center conditional use shall be granted, is required to make an affirmative finding that the City has sufficient utilities to provide for the intended use. Data centers shall not be permitted or conditional uses within that portion of this Zoning District shown as the "Data Center Prohibited Area" on **Exhibit 2.4**.

3. Accessory Uses and Structures: Permitted accessory structures shall not be limited to those listed in applicable provisions of the Codified Ordinances or those defined below but also shall include accessory uses and buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application. Examples of permitted accessory uses and structures include:

a. Electrical substations
b. Water or material storage tanks
c. Generator yards
d. Chillers, including roof-top and ground mounted equipment
e. Other external equipment reasonably necessary for operations of permitted or conditional uses

B. Lot and Setback Commitments:

1. Lot Coverage: There shall be no maximum lot coverage in Area 2 as long as all minimum setbacks are satisfied.

2. Lot Width and Size: The minimum lot width shall be 100 feet within Area 2, and the minimum lot size shall be 2.0 acres.

3. Setbacks: The following setback shall apply to Area 2:

a. Watkins Road and Road A: The minimum parking and pavement setback shall be 50 feet and the minimum building setback shall be 100 feet from the rights-of-way of Watkins Road and Road A (such term being later defined herein) unless another setback is specifically applicable to either street as provided in another provision of this text.

b. U.S. Route 33: The minimum parking and pavement setback and the minimum building setback shall be 100 feet from the right-of-way of U.S. Route 33.

c. Perimeter Boundaries: The minimum parking and pavement setback shall be 50 feet and the minimum building setback shall be 100 feet from any perimeter boundary lines or portions of perimeter boundary lines of Area 2 unless other specific setbacks requirements apply as detailed elsewhere in this text.

d. Interior Streets: The minimum parking and pavement setback shall be 25 feet and the minimum building setback shall be 50 feet from the rights-of-way of public streets which are interior to Area 2 unless otherwise specified elsewhere in this text.

e. Perimeter Boundary Shared With Western Boundary of Buxton Meadows: Along the shared perimeter boundary line between Area 2 and the western boundary of the existing Buxton Meadows residential community, there shall be a minimum building setback of 400 feet and a minimum pavement and parking setback of 350 feet. Within the contiguous (Mounding Area) to the western boundary of Buxton Meadows, a mound shall be installed to an average height of 12 feet and landscaping shall be planted on the mound so that within 4 years of installation of the landscaping, in combination with the mound there shall be a minimum opacity of 80% at an average height of 18 feet. This potential site plan is depicted as Detail A-1 in **Exhibit 2.5** that accompanies this text. Pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located anywhere outside of the Mounding Area. Notwithstanding the 350 foot minimum pavement and parking setback, Road A may also be located within the 400 foot building setback provided that the right-of way for Road A shall be at least 300 feet from such western boundary of the Buxton Meadows residential community. This potential site plan is depicted as Detail A-1 in **Exhibit 2.5** attached to this text.

f. Perimeter Boundary Shared With Southern Boundary of Buxton Meadows: A drainage easement exists extending southward from the shared perimeter boundary line between Area 2 and the southern

boundary of the existing Buxton Meadows residential subdivision. The portion of Area 2 that is burdened by the drainage easement (the "Drainage Easement Area") is identified in that certain easement which is of record with the Office of the Recorder of Union County as OR 268, Page 66. There shall be a minimum building setback of 400 feet as measured from the southern boundary line of the Buxton Meadows Development and a minimum parking and pavement setback of 350 feet. Within the 160 feet contiguous to the southern boundary of Buxton Meadows, there shall be a Mounding Area with a mound having an average height of 12 feet and landscaping that is planted on the mound so that within 4 years of installation of the landscaping, in combination with the mound there shall be a minimum opacity of 80% at an average height of 18 feet. This potential site plan is depicted as Detail A in **Exhibit 2.5** that accompanies this text. The Mounding Area may be eliminated or reduced where existing mature tree stands are preserved, where necessary to preserve and maintain existing streams, or to preserve existing ponds within the greenspace area. Pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located anywhere outside of the Mounding Area. Notwithstanding the minimum pavement and parking setback, Road A may also be located within the building setback provided that the right-of-way for Road A shall be at least 300' from the southern boundary of the Buxton Meadows residential community. This potential site plan is depicted as Detail A in Exhibit 2.5that accompanies this text.

g. Jolly Road and Mill Creek: The minimum parking and pavement setback shall be 200 feet and the minimum building setback shall be 400 feet from the right-of-way of Jolly Road and from the centerline of Mill Creek. Within these minimum setbacks, the developer has the right to add landscaping, mounding, multi-purpose trails, detention ponds, and other stormwater improvements. Landscaping will be added parallel to Jolly Road and will consist of:

i. Mounding with a height of 10 feet to 12 feet except where necessary to protect existing trees or desirable in order to create a natural aesthetic.

ii. The mounded area will be planted with natural grass and native trees (mixture of deciduous and evergreens), shrubs, and/or bushes such that there is screening to a minimum opacity of 80% with a height (including the mound and plantings) of 18 feet within 5 years after plant installation. An exhibit detailing this Jolly Road buffer is shown as Detail C on **Exhibit 2.5**.

h. Primary Preservation Zone: There shall be a minimum pavement and parking setback of 25 feet and a minimum building setback

of 50 feet from any perimeter boundary of the Primary Preservation Zone (such term being defined in Section IV.D.8.a of this text) that is not contiguous with a public street right-of-way.

i. Elimination of Setbacks: In the event that a parcel located within Area 2 and an adjacent parcel located within or outside of Area 2 (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels. Section 1153.04(g) of the Codified Ordinances also shall apply to Area 2

C. Access, Parking, Loading, and Pedestrian Activity:

1. Vehicular Access: A traffic study and regional thoroughfare plan update has been or will be for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn Road.

It is anticipated that the thoroughfare plan will include a new roadway (Road A), with a right-of-way no greater than 100', that will ultimately link Scottslawn Road to the east/west section of Watkins Road to US 36 and then across Mill Creek to State Route 4. The right-of-way width of Road A will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bypass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bypass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn Road without impacting the Buxton Meadows residential development. If necessary to accommodate utilities, other streetscape features, and/or leisure paths or sidewalks, the developer shall grant to the City an appropriate adjacent easement of up to 20 feet in addition to the street right-of-way. Any adjacent easement may be on one side or both sides of the road but shall not exceed 20 feet in the aggregate. The timing of the construction of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing or other edge treatment, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. The multi-purpose trail may be located either within or outside of the right-of-way. The relevant developer(s) shall dedicate right-of-way along Watkins Road to the City extending for a minimum distance of 40' on both sides of the centerline. The final distance will be determined based on the approved

thoroughfare plan. The desired species of street trees will be determined by the developer(s) and the City of Marysville Arborist.

Future roads internal to Area 2 may be constructed with curb and gutter and a structured stormwater system or with drainage swalls. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section is shown in **Exhibit 2.6**. The final specifications for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

2. Street Typologies and Streetscapes: Road A and Watkins Road will have a typology and streetscape that will include fencing or other edge treatment, street trees and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A shall include a 10-foot wide asphalt multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. Watkins Road shall include a 10-foot wide asphalt multi-purpose trail on both sides for those portions which run east-west through this Zoning District, and on the west side of the street for that portion which runs north-south along the eastern perimeter boundary of the Zoning District. Multi-purpose trails may be located either within the right of way or an easement. The developer shall dedicate right of way along Watkins Road to the City extending for a distance of not more than 40 feet on both sides of the centerline for those portions of the street which run east-west through this Zoning District and for a distance of 40 feet from the centerline for that portion which runs north-south along the eastern perimeter boundary of the Zoning District. The desired species of street trees will be determined by the developer(s) and the City of Marysville Arborist.

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

The preliminary alignment and an example of a roadway cross-section of Road A is shown in **Exhibit 2.6**. The final design specifications for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to this Zoning District shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

3. Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Codified Ordinances Chapter 1127. For data center uses that are approved as part of a conditional use application, off-street parking

shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.

4. Pedestrian Connectivity: Connectivity throughout the Zoning District and to public common areas is important to make the area more walkable. The trail system will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the public common areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths will be limited to locations adjacent to public roadways.

Multi-purpose trails shall be provided in the general locations which are generally illustrated in **Exhibit 2.6**. Other points and routes of pedestrian access and connectivity will be determined as part of the approval of each project and will include sidewalks and/or multi-purpose trails which will serve as a connection to the main trail system along Watkins Road or Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City engineering requirements. No pedestrian connections shall be required along US 33.

5. Landscaping and Stormwater Management:

a. Generally: The landscaping requirements for Area 2 shall be provided in accordance with the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.

b. Fencing: Unless an alternative treatment is approved by City staff, perimeter fencing will be provided along U.S. Route 33 as well as along the north, south, and west sides of Watkins Road where its right-of-way abuts or is within this Zoning District. Perimeter fencing along U.S. Route 33 shall be located not less than 10 feet from the edge of the U.S. Route 33 right-of-way unless otherwise required to accommodate stormwater drainage. If applicable, perimeter fencing along Watkins Road shall be located 1 foot outside of the Watkins Road right-of-way or the adjacent sidewalk or leisure path, whichever is greater.

c. General Perimeter Landscaping: The landscape treatment along the eastern and western boundaries of Area 2 that are not shared with the Buxton Meadows neighborhood or which are not adjacent to Jolly Road or Mill Creek will include a 6-foot high mound located within the minimum required parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should Area 2 be expanded in future annexations or zonings beyond the boundaries of this application.

d. Adjacent to Buxton Meadows: Landscaping requirements for perimeter boundary lines of Area 2 which are shared between this Zoning District and the Buxton Meadows subdivision are detailed in Section IV.C.3.e and IV.C.3.f of this text.

e. Adjacent to Jolly Road and Mill Creek: Landscaping requirements for perimeter boundary lines of Area 2 which are shared between this Zoning District and the Buxton Meadows subdivision are detailed in Section IV.C.3.g of this text.

f. Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.

g. Landscape Buffering - Buildings: Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of buildings and to lessen its visual impact when viewed from public rights-of-way.

6. Tree Preservation: The following additional landscaping requirements shall apply to Area 2:

a. Tree Preservation Zones: Three "Tree Preservation Zones" are provided in Area 2, with (a) one being located along a limited portion of the western perimeter boundary line of Area 2 within the required minimum parking, pavement, and building setback from U.S. Route 33; (b) one being located further to the southeast within that same minimum setback along U.S. Route 33; and (c) a larger, centralized zone being located between Watkins Road on the south and the northern perimeter boundary line of the Zoning District on the north, to be referred to herein as the "Public Common Area". These Tree Preservation Zones are generally illustrated in **Exhibit B3**. A legal description defining the Public Common Area has been provided along with this application. Other Tree Preservation Zones may be defined in the future to preserve and protect trees in various locations within the development. These areas will be defined as the public street network locations and specifications are completed.

Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed.

b. Tree Replacement Program: Trees located in the areas identified for tree removal on the Existing Conditions exhibit may be removed for any reason and the City's tree replacement program shall not

apply to them. Any trees located outside of the boundaries of areas identified in **Exhibit 2.2** for removal, except for those for which removal is incidental to the demolition of any existing structures, shall be subject to the City's replacement program.

c. Parking Lot Landscaping: Within parking areas, large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than 350 square feet. For each 100 square feet of parking area, a minimum of 5 square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least 5 feet above the ground shall be planted. Vehicular use area requirement, one standard tree with a nursery caliper of not less than 2 inches shall be planted for each 50 feet of vehicular use area and/or parking area perimeter distance.

7. Open Space:

a. The natural features in the Public Common Areas throughout the PUD (approximately 82.98 acres) will be preserved, protected and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed and maintained by a future community authority board, which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variances and divergences are identified below. The list of permitted uses within open space areas shall include:

i. Park
ii. Community Garden
iii. Commercial Recreation (outdoor)
iv. Essential Public Services and Utilities
v. Necessary Roadway crossings

b. With the creation of the Community Authority and the Public Common Areas, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different Areas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required

setbacks and open space requirements within each developed subarea, it is anticipated that the overall common area/open space for this PUD will be more than the standard requirements. Within Area 2, any trees located outside of the boundaries of tree clearing that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

c. Area 2 shall consist of a minimum of 10% open space as measured across the gross acreage within Area 2, inclusive of the Public Common Area, publicly owned parkland and privately owned open spaces. As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this Zoning District, the definition in this paragraph shall be used. Within this Zoning District, open spaces may, but shall not be required, to be open for use by the general public.

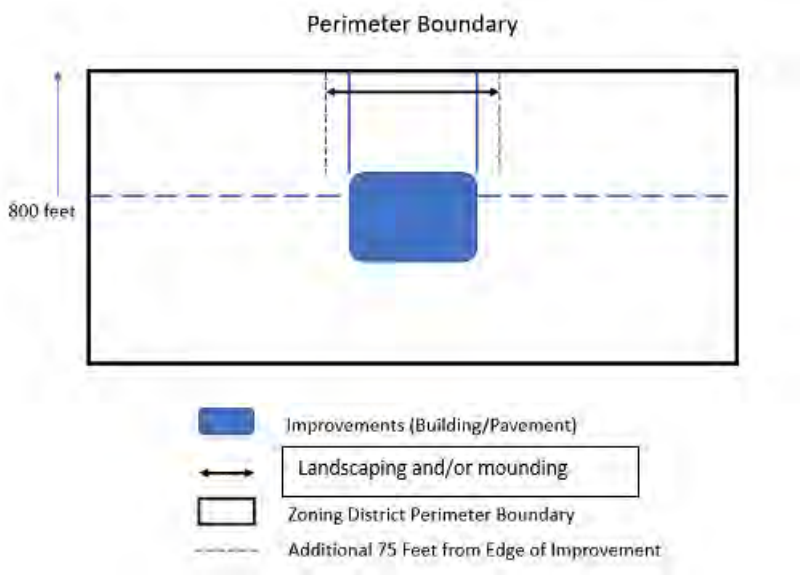
8. Fencing: Code Section 1123.20.c.(1) shall not apply to Area 2. Vinyl, barbed wire, and chain link fencing shall be prohibited, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to Area 2 are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

9. Perimeter Landscape Standards: The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in Area 2 and adjacent residential uses. For those perimeter boundaries of Area 2 which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within Area 2, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Development Plan approval that pertains to Area 2 or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this

zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points. The perimeter landscape standards provided for in Sections III.C.5 and III.C.6 with respect to the Buxton neighborhood and Section III.C.7 with respect to Jolly Road shall supersede the provisions of this subsection.

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

b. Phasing of Residential Screening: In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Area 2, for all portions of this Zoning District where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Area 2, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of Area 2 between two points which are determined by extending two straight lines from the perimeter boundary line of Area 2 to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



10. Sustainability and Green Infrastructure: The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Stormwater management techniques will encourage the protection of sensitive natural areas through the inclusion of these areas in the public common areas. In addition, the use of low-impact design standards will be encouraged to include natural grass drainage swales along roadways when applicable, bioswales to slow stormwater runoff, and to provide a connection between the detention basins. Electric vehicle charging stations will be installed and available in many (but not necessarily all) industrial buildings to promote the use of alternative fuels and transportation methods.

11. Groundwater Wells Prohibited: The use of groundwater wells to supply water for industrial processes, domestic potable water, or landscaping purposes is prohibited in Area 2. The foregoing shall not prohibit the use of water from stormwater management ponds or other stormwater infrastructure for the use of landscape maintenance.

D. Architectural Standards:

1. Building Heights: The maximum building height shall be 70 feet as measured per City Code except in the area defined as "Data Center Prohibited Area" where the maximum building height shall be 60 feet as measured per City Code.

2. Building Designs: The following design requirements and criteria shall apply to all permitted building typologies in Area 2, other than the Office Building Typology:

a. Building designs shall not mix architectural elements or ornamentation from different styles.

b. Buildings shall be required to employ a consistent use of

materials on all elevations.

c. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.

d. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

3. Building Forms:

a. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

b. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.

4. Materials:

a. Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.

b. Majority of building colors will be natural colors but additional colors can be considered to allow for innovation/variations in Area 2. Fluorescent colors are prohibited. Color palettes for future buildings will be discussed and reviewed as part of the Design Review process.

c. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and

operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

d. Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents (i.e. different material or color) is permitted.

e. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

5. Additional Standards: In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:

a. Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

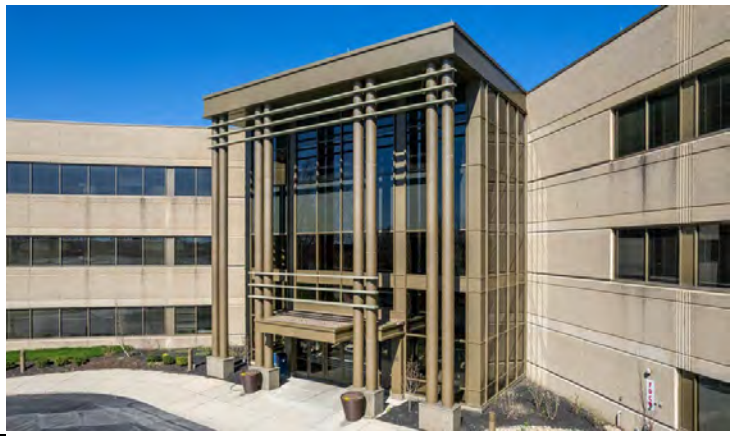
e. HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

6. Roof-Mounted Equipment: Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of Area 2 by a building located within Area 2, the Design Review Board may waive or reduce these screening requirements.

7. Building Typology Examples: The images below are intended to demonstrate building types that would be acceptable for development and construction in Area 2. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout Area 2. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for Area 2:

a. Major Office Buildings:





b. Warehousing and Distrbution Facilities:





c. Manufacturing, Production, and Industrial Buildings:





d. Data Center Buildings:







E. Signage: The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this Area 2. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the

Codified Ordinances shall apply.

F. Lighting:

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

2. All parking lot lighting within an individual development project shall be of the same light source type and style.

3. All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, including the base as measured from the pavement level, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.

4. No permanent-colored lights that would result in a "color washing" of a building or neon lights shall be used on the exterior of any building.

5. All other lighting on the site shall be in accordance with the Code.

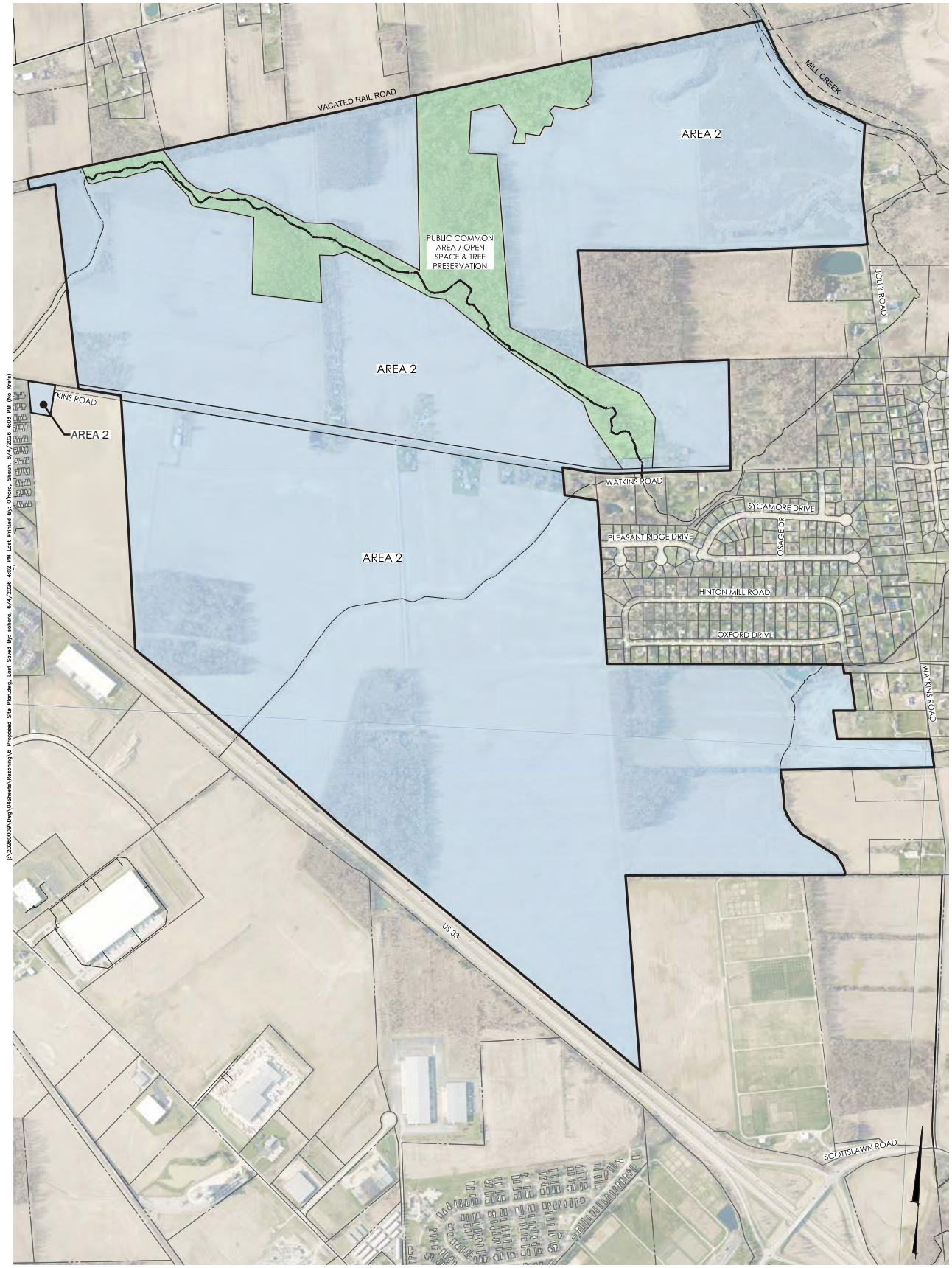
6. Street lighting must meet the City's standards and specifications.

7. No light spillage onto properties that are adjacent to this Zoning District shall be permitted from lighting sources within Area 2.

G. New Community Authority: A New Community Authority district has been established to help fund portions of the infrastructure that will support development in this Area and beyond such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the New Community Authority, that entity will be responsible for maintaining the public common areas throughout the development and may take ownership of such areas. The millage charged to the future property owners will be responsible for funding the improvements within the public common areas and the maintenance thereof. The New Community Authority may delegate and assign its responsibilities under this section to a "forced and funded" property owner's association which includes parcels and owners in this Zoning District.

H. Sound: Development within Area 2 shall comply with the performance standard regulations of Codified Ordinances Section 1 123.17. Noise levels shall be measured at the perimeter boundary lines of Area 2.

EXHIBIT 2.1



MARYSVILLE EAST
PUD DEVELOPMENT PLAN - AREA 2

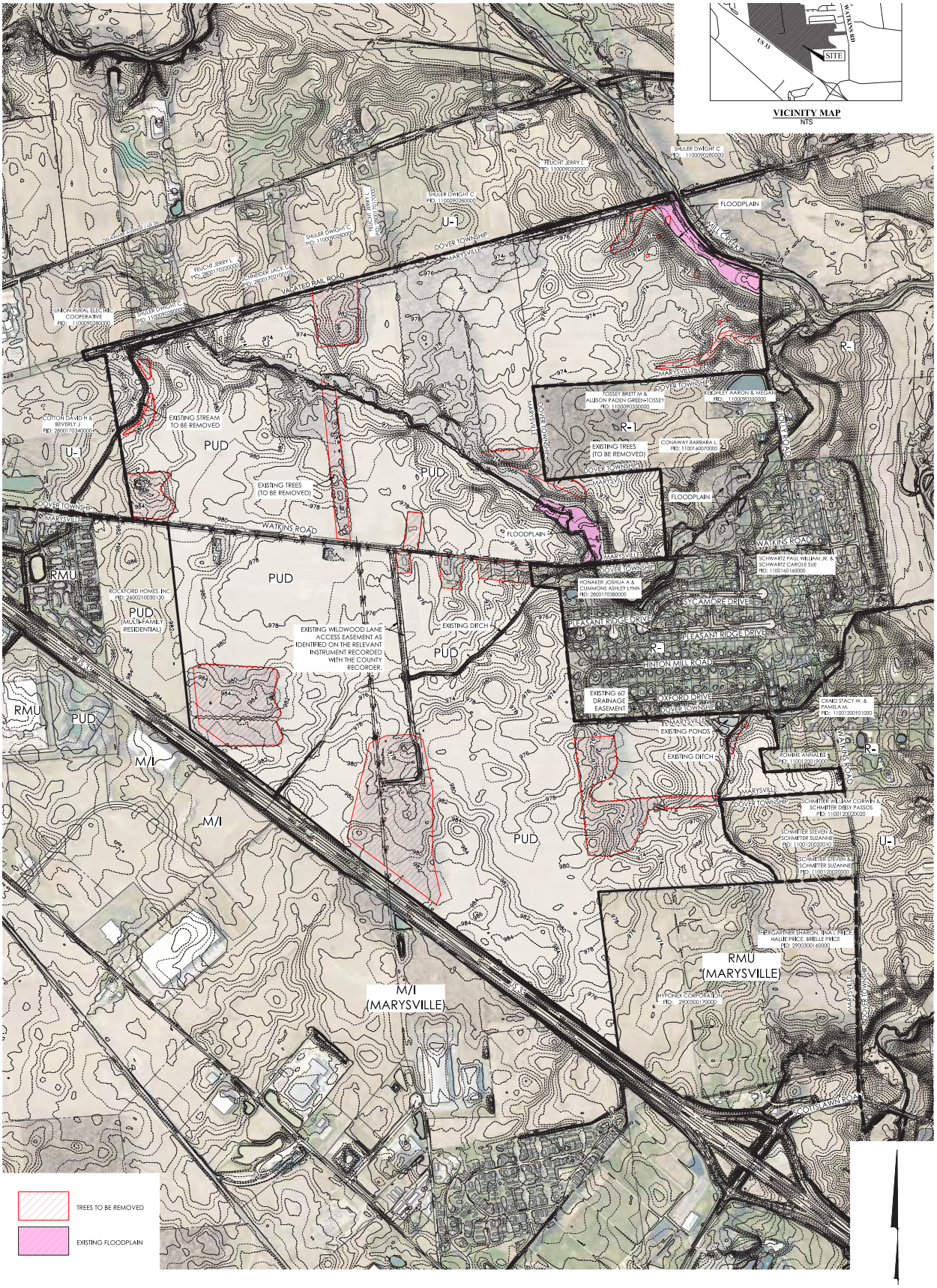
EXHIBIT: 2.1

PROPOSED SITE PLAN
CITY OF MARYSVILLE, UNION COUNTY, OHIO
JUNE 4, 2026

EMH T

GRAPHIC SCALE
0 200 400 800
1 inch = 400 feet

EXHIBIT 2.2



MARYSVILLE EAST
PUD DEVELOPMENT PLAN - AREA 2

EXHIBIT: 2.2

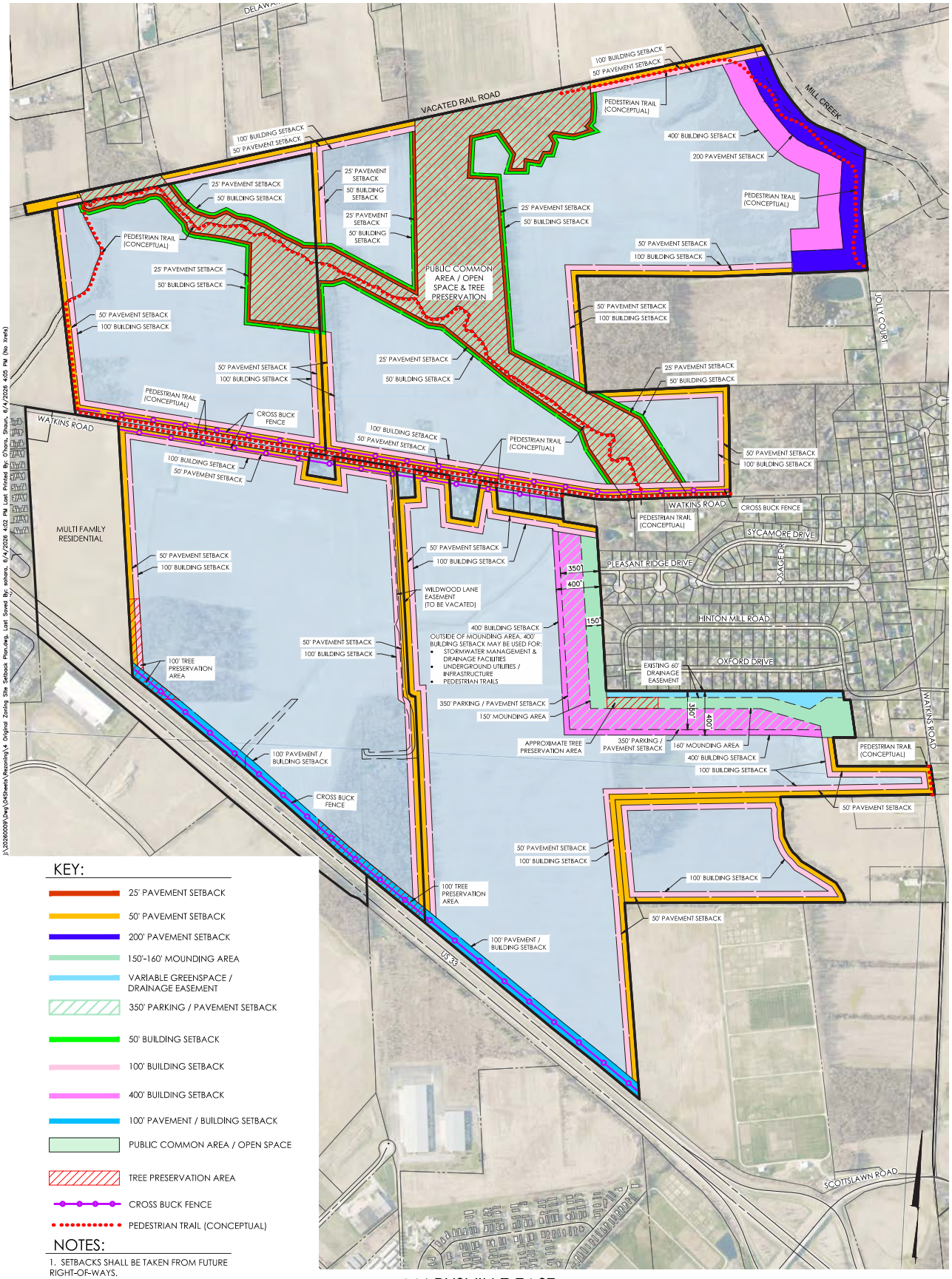
EMHT

EXISTING CONDITIONS PLAN
CITY OF MARYSVILLE, UNION COUNTY, OHIO
JUNE 4, 2026

GRAPHIC SCALE
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1 inch = 500 feet

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EXHIBIT 2.3



KEY:

- 25' PAVEMENT SETBACK
- 50' PAVEMENT SETBACK
- 200' PAVEMENT SETBACK
- 150'-160' MOUNDING AREA
- VARIABLE GREENSPACE / DRAINAGE EASEMENT
- 350' PARKING / PAVEMENT SETBACK
- 50' BUILDING SETBACK
- 100' BUILDING SETBACK
- 400' BUILDING SETBACK
- 100' PAVEMENT / BUILDING SETBACK
- PUBLIC COMMON AREA / OPEN SPACE
- TREE PRESERVATION AREA
- CROSS BUCK FENCE
- PEDESTRIAN TRAIL (CONCEPTUAL)

NOTES:

1. SETBACKS SHALL BE TAKEN FROM FUTURE RIGHT-OF-WAYS.
2. SETBACKS IN CERTAIN LOCATIONS MAY BE LIMITED IN ACCORDANCE WITH ZONING TEXT.

MARYSVILLE EAST
PUD DEVELOPMENT PLAN - AREA 2

EXHIBIT: 2.3

ORIGINAL ZONING SITE SETBACK PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

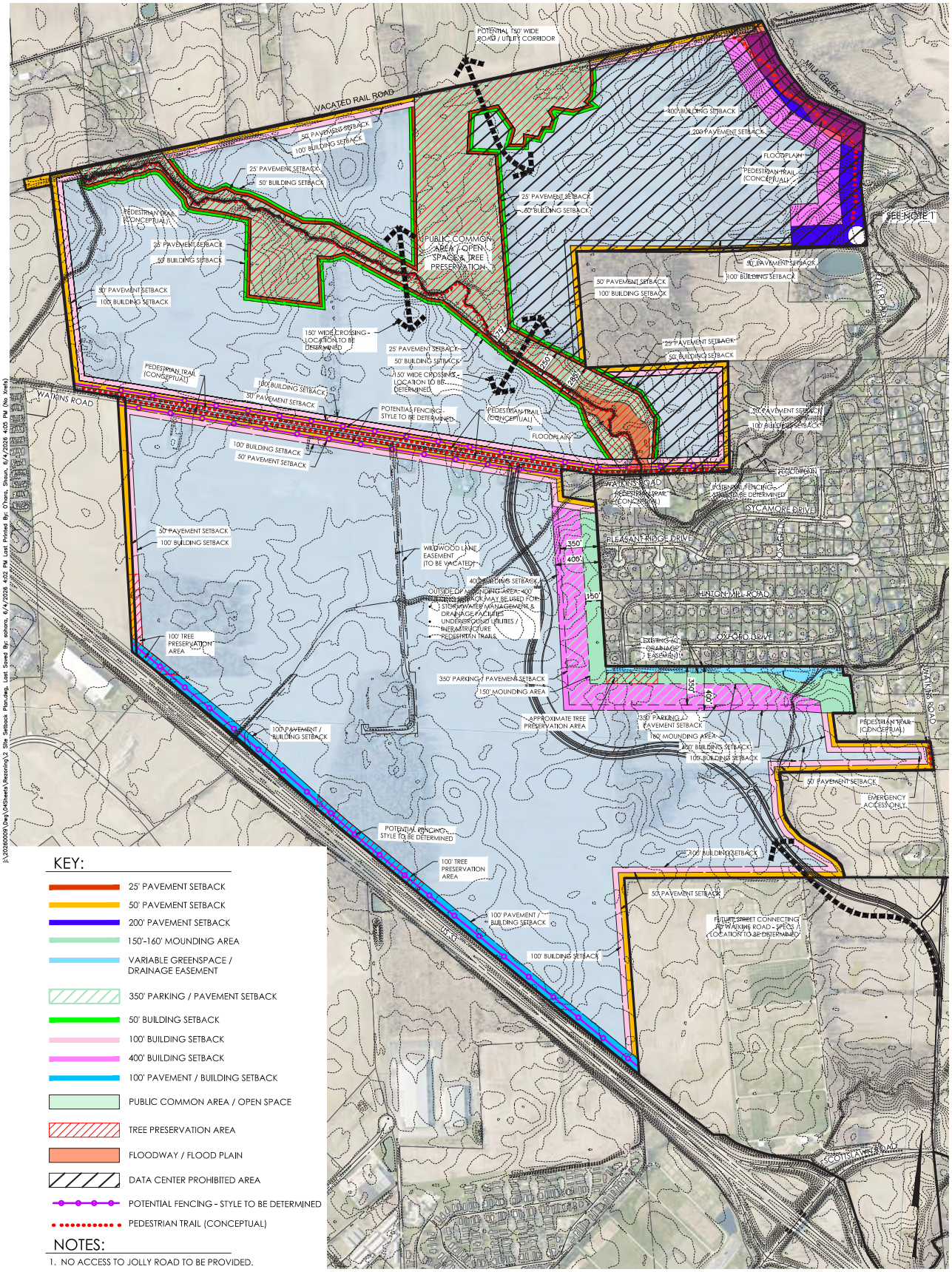
JUNE 4, 2026

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GRAPHIC SCALE
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1 inch = 400 feet

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EXHIBIT 2.4



MARYSVILLE EAST
PUD DEVELOPMENT PLAN - AREA 2

EXHIBIT: 2.4

SITE SETBACK PLAN

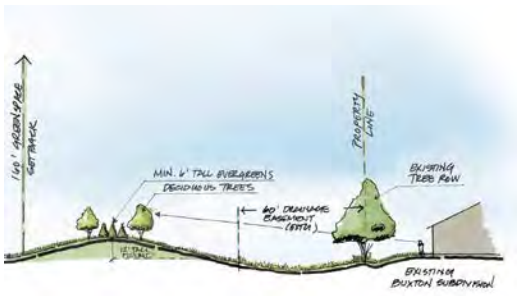
CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 4, 2026

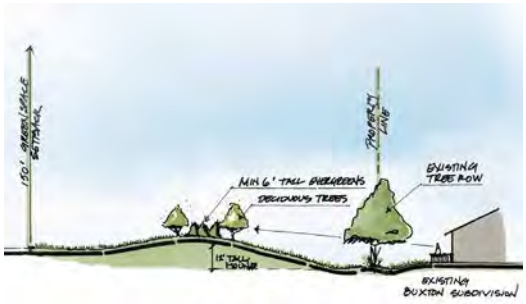
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GRAPHIC SCALE
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1 inch = 400 feet

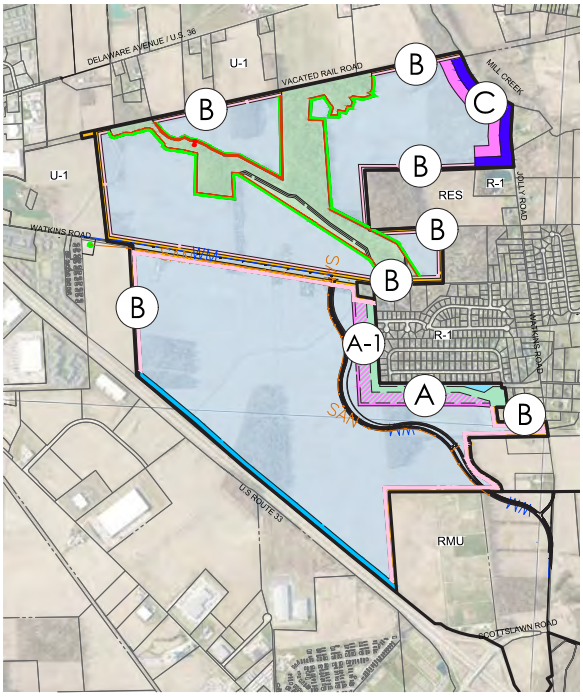
EXHIBIT 2.5



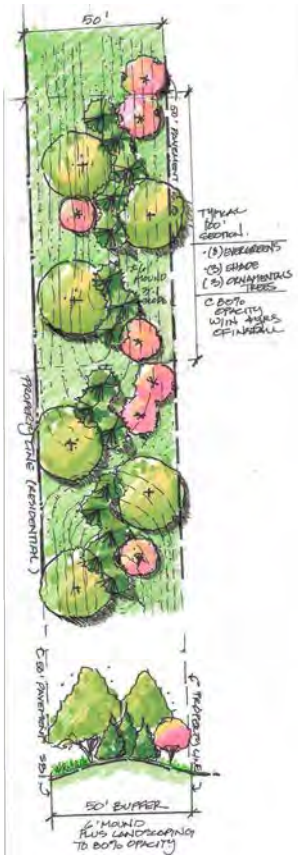
A CONCEPTUAL MOUNDING AREA SECTION
BUXTON MEADOWS - SOUTHERN BOUNDARY LINE



A-1 CONCEPTUAL MOUNDING AREA SECTION
BUXTON MEADOWS - WESTERN BOUNDARY LINE



BUFFER KEY PLAN
SCALE: 1"=1,000'



B PERIMETER BUFFER PLAN & SECTION
ADJACENT TO EXISTING RESIDENTIAL USES
OR RESIDENTIAL ZONED USES



C CONCEPTUAL BUFFER PLAN & SECTION
JOLLY ROAD

MARYSVILLE EAST
PUD DEVELOPMENT PLAN - AREA 2

EXHIBIT: 2.5

BUFFER PLAN
CITY OF MARYSVILLE, UNION COUNTY, OHIO
JUNE 4, 2026

GRAPHIC SCALE
0 200 400 800
1 inch = 400 feet

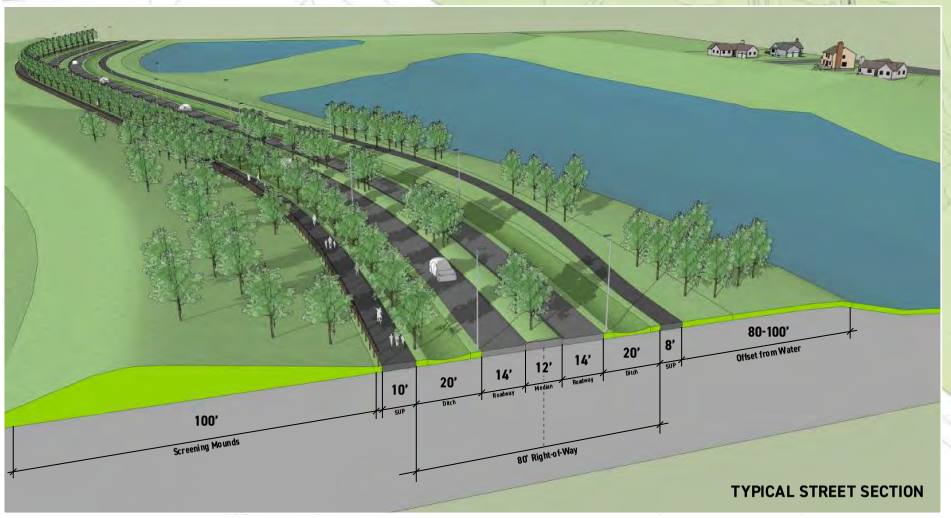
J:\2026\0009\Dwg\04Sheets\Rezoning\3 Buffer Plan.dwg, Last Saved By: sohara, 6/4/2026 4:02 PM Last Printed By: O'Hara, Shaun, 6/4/2026 4:06 PM (No Xrefs)

EXHIBIT 2.6

PROPOSED PARKWAY

SITE PLAN





CHAPTER 5 – AREA 3 (MIXED USE)

V. CHAPTER 5 – AREA 3 (MIXED USE)

GENERAL DEVELOPMENT STANDARDS

Area 3 includes 243.9+/- acres and will be developed with 8 subareas providing for a mixed-use community. The project will be developed in accordance with the Codified Ordinances of the City of Marysville as in effect March 25, 2024 (the "Codified Ordinances") unless noted otherwise in this Text. Where conflicts occur between the Codified Ordinances and this Text, the Text shall control over the Codified Ordinances.

Perimeter Boundary Setbacks

On the west side of the development along the industrial/commercial office buildings, a perimeter setback of 40' will be established on the western boundary of subareas B and D. Within this setback, the existing driveway will be converted to a multi-purpose trail to provide connectivity to the park system. Subareas A and C border the public common area and will not have a perimeter setback requirement. On the east side of the development, subareas F will provide a 20' perimeter setback to the County Training facility with the existing trees maintained as a buffer. Subarea E will provide a perimeter setback of 20' to the south and west area that is up against the existing residential condominiums and commercial uses. The commercial areas in Subarea G will not have any perimeter boundary requirements as the desire is that these retail areas are ultimately continued down US 36 and can be linked to the existing developments to the west.

Common Open Space

With the creation of the Community Authority and subarea H, the Public Common Open Space, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Open Space with the required setbacks and open space requirements within each developed subarea, the overall open space for the Zoning District will be more than three times the current standard requirement and will exceed 30% in total. Within the subareas, any trees located outside of the boundaries of tree clearing (**Exhibit 2.2**) that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement. Any trees identified on **Exhibit 2.2** as "to be removed" are not subject to the previsions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement. Notwithstanding the forgoing, the developer will make best efforts to retain as many existing trees as possible across the site and developer will work with the engineers to try and locate detention areas in common area fields. The developer will also embark on a reforestation of some of the farm fields that are included in the park system by planting a minimum of 1,000 native saplings. Where saplings are not planted, the area will be restored with native grasses, wildflowers, and plantings. The developer will work with the City of Marysville Arborist to determine an appropriate list of native grasses, flowers and saplings.

Access

A traffic study and regional thoroughfare plan update has been or will be completed for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for this development as well as the other annexations related to the overall Marysville East project.

As for access into Area 3, the primary entrance into the development will be via a newly constructed roadway (Road A) that will extend from US 36 to the north and intersection with an extension of Allenby Drive. The developer will install a round-a-bout at the intersection of Allenby and Road A to create a constant flow of traffic into the areas. Road A will be an unloaded road that will be constructed as a parkway with a center island installed both north and south of Road B and the island design will stop at the first major entrance into the two multi-family subareas. The Allenby Drive extension will be an unloaded road as well from its current location to the north. A small portion of Allenby on the northwest side of the roadway will be loaded with a handful of single-family home driveways as the extension enters subarea B. A service road (Road B) will be constructed north of the retail development, parallel to US 36, and will serve as the primary access to the retail/commercial area. The size of the roads and ROW will be determined by the traffic study and City Engineer's requirements. The timing of the construction and phasing of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together.

Road A and Allenby Drive will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. The fencing may be discontinued by the developer on the northwest side of Allenby Drive as it approaches single-family lots due to the driveway for the homes. A 10' multi-purpose trail or 7' sidewalk will be constructed on both sides of Road A and on both sides of Allenby Drive. The multi-purpose trail may be located either within or outside of the right of way. The desired species of street trees will be determined by the developer and the City of Marysville Arborist with proper spacing and size determine during the Design Review Board approval process.

Future public roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections. Private road specifications for the multi-family components will be discussed with the City Engineer.

Street lighting will be included along Road A, Allenby Extension, Round-a-bout at Road A and Allenby, and along Road B. No interior street lighting within the single family subareas will be provided to reduce the impact of light pollution.

An example of a roadway cross-section and the standard fencing is shown in Exhibit D. The final specification for Road A, extension of Allenby, entry points and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system along Road A and Allenby are defined above and will serve as a vital link to the commercial areas to the south and other subareas. Within each subarea trail connections will be defined per the City's existing code but will include connections to the trails and park system to the north known as the subarea H, Public Common Open Areas.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Open Spaces. Electric charging stations will be installed and available within the multi-family residential development. Street lighting within the subareas has been eliminated to lessen the impact of light pollution. Detention ponds will be constructed with natural characteristics and features that will include tall grasses on the banks and native plants (cattails) around the boundaries. Cattails will be sprayed or removed around the inlets/outlets to ensure proper flow.

Community Authority

A Community Authority has been established to help fund portions of the infrastructure, such as the trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Open Spaces throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Open Spaces and the maintenance of such.

MARYSVILLE EAST AREA 3 OVERALL DESIGN GOALS

All development within Area 3 will strive to achieve the following goals:

(i) Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers and the protection of key natural features.
(ii) The design elements, fencing, signage and other identifiers will create a unique

area that will serve as the gateway for the overall east-side development.

(iii) Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses and connections to open space, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A and B – Single-Family Residential

Subarea A (approximately 33.92 acres) and Subarea B (approximately 56.92 acres) are being zoned as a single-family detached product. Subarea A will be 1 to 1 ½ story patio home product and Subarea B will be traditional 2 story product. Access to Subarea A will be via Road A and Subarea B primary access will be via Allenby Drive. Utilities for Subarea A will extend up Road A and Subarea B utilities will be via Allenby Drive.

The open space within the development is anticipated to exceed the 10% required level under a straight zoning district. Trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing these subareas, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, single-family detached typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Single Family Detached
- Single Family Detached Patio Homes
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes will be no less than 52’ wide and a minimum of 6,000 sf in size
- Setbacks: Front 25’, Side - 5’; Rear – 20’
- Maximum height: 35’
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout perimeter of the subarea with various connections to the internal streets. The multi-purpose trails will also provide connections to the paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD

- 55% maximum lot coverage including accessory structures

Density

A. Maximum density of 4 units per acre

Access and Pedestrian Connectivity

- The primary access to Subareas A and B will be via either Allenby Drive extension and/or the construction of Road A. Subarea B will also have a stub road to the south that will link with Subarea D (townhomes).
- The off-street parking for single-family shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around portions of the detention ponds and both subareas will be connected to surrounding subareas and the park system to the north.

Landscaping

- The landscaping requirements of subareas A and B will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- There will be no buffer requirement between Subareas A and B as a continuous flow of housing that includes mixed products is the desired development plan. Between Subarea B and Subarea D, a combined 30' buffer will be created with the majority of the buffer and landscaping occurring on the south side of this transition in Subarea D. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- On the west side of Subarea B, the development borders existing industrial/commercial office buildings. On this side of the Subarea a perimeter setback of 40' will be established on the western boundary. This boundary currently has a treed fence line, a service road to the existing home to the north, and trees, brush, and other existing plant materials (all defined as greenery) on the east side of the drive. Within the 40' setback, the existing driveway will be converted to a 10' multi-purpose trail to provide connectivity to the park system. The greenery on both sides of the multi-purpose path will be maintained within the 40' setback/buffer. This buffer (greenery and trail) will serve as the landscape buffer between the different uses.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.
- Regarding landscaping along interior subarea roads, trees will be placed in the tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.

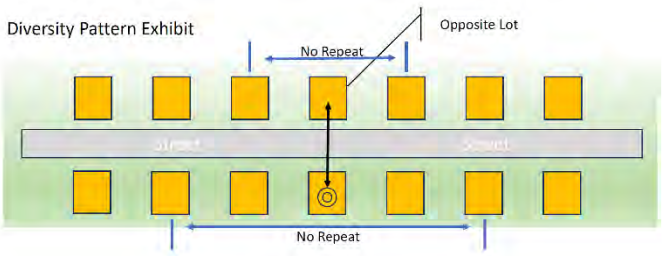
- Individual homes in Subareas A and B will have the following minimum landscape requirements:
    - Lots equal to or less than 65', will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
    - Sod is required on all lots, no grass seeding permitted upon initial install.
    - No invasive plantings allow, including pear trees.
    - Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subareas A and B are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- In subarea B, all homes built on corner lots will include a side loaded garage unless other impairments are present (i.e. near round-a-bout or discouraged by City engineer).
- Multiple materials on the front elevation of the home are encouraged and the

guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.

- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- All driveways shall be constructed of concrete material. No asphalt driveways are permitted in subareas A and B.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- The diversity of the neighborhood homes in both elevation and color is encouraged. The following diversity standards for elevations and colors of homes will be applied to Subareas A and B. No home elevation or color should be repeated within two homes in both directions on the same side of the street nor should they repeat with the home directly across the street and within one home in both directions on the opposite side of the street. For offset lots, a judgement call will be made as to which lot is considered the opposite side mark. Corner lots terminate the repeat pattern requirement, although the same elevations and color cannot be side by side on a corner lot. See exhibit below.



- Twelve color pallets are being established in Marysville East. See Exhibit E for details. The primary color of the house will be used to determine which family the home is categorized in. If the front elevation is 100% stone or brick, the color repeat pattern does not apply. No homes located beside each other should have the same color stone or brick. Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.

- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required extension of Allenby Drive and other infrastructure improvements to get utilities to subareas A and B, its anticipated that the start of this development will be more than 24 months out. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate for both products could span an additional 3 to 4 years. Thus, both subareas A and B will be built in multiple phases as demand requires.

Subarea C – Single-Family / Single Family Attached Residential (Single Family, Duplexes, Triplexes)

Subarea C (approximately 18.91 acres) is being zoned for as a single-family or single-family attached product. Access to this area will be via Road A and utilities will extend up the main drive.

The open space within the development will be a minimum of 10% and will include the trails to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, Single-Family attached typology except to the extent variance and divergences are identified below.

List of Permitted Uses

- Single-Family
- Single-Family Attached
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes will be no less than 55’ wide for single-family detached and single-family attached (2 attached units) with a minimum of 25’ each additional unit. Minimum lot size will be 6,000 sf for single family, 4,000 sf for duplex (2 attached units), and 6,500 sf for triplex (3 attached units).
- Setbacks: Front 25’, Side – 7.5’; Rear – 20’

- Maximum height: 35’
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the subarea and around the detention ponds. The multi-purpose trails will also be installed on the north and east side of the subarea to provide connection to the paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation.
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

B. Maximum density of 6 units per acre

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea C will be via two entrances off Road A. There will not be direct access to the multi-family project to the south.
- The off-street parking for this subarea shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5’, will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around the detention ponds and will connect to the subareas to the south as well as the park system to the north.

Landscaping

- The landscaping requirements of Subarea C will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- Perimeter Landscape Standards and buffers between Subarea C and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. Instead, the natural area will be enhanced with a parklike setting and the connection to the trail system will service as the buffer. The buffering between Subarea C and the multifamily Subarea F will be similar to the requirements in Section 1125.06 and this will include a combined 40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.
- Regarding landscaping along interior subarea roads, trees will be placed in the tree lawn between the streets and the sidewalk at an interval of approximately 35’,

adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.

- Individual homes or duplexes in Subarea C will have the following minimum landscape requirements:
    - Lots equal to or less than 65", will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65", will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - For duplex or triplex products, each unit will be required to have a minimum front raised planting bed of no less than 100 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the duplex or triplex unit is required to have a raised bed with plantings. Plantings in between the individual driveways of the units in encouraged. Minimum plantings for duplex and triplex units include a minimum of one tree per unit on the lot (for example, duplex would require two trees and triplex would require 3 trees). Ornamental tree should be at least 1.5" caliper and shade trees 2" caliper or greater. No less than 10 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height should be planted in the beds for each unit. Additional ground cover within the beds is encouraged.
    - Prominent view units (side yards open to common area) and secondary road frontage related to corner units shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
    - Sod is required on all lots, no grass seeding permitted upon initial install.
    - No invasive plantings allow, including pear trees.
    - Review of landscape plans will be performed by the master developer prior

to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subarea C are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.
- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- All driveways shall be constructed of concrete material. No asphalt driveways are permitted in subarea C.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required construction of Road A and other infrastructure improvements to get utilities to subareas C, its anticipated that the start of this development will be more than 24 months out. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate for both products could span an additional 3 years.

Subarea D – Attached Multi-Family Residential (Townhomes)

The attached multi-family residential subarea D (approximately 15.17 acres) will consist of 4-to-8-unit townhomes. The product may have attached 1 or 2 car garages or detached private garages. The townhomes will provide 2- or 3-bedroom options.

The open space within the development will be a minimum of 10% and will include ponds with trail connections. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, multi-family typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Attached multi-family (4-, 6-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Garage Attached or Detached
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Accessory structures permitted per Section 1121.07

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district multi-family building typology
- Height of primary structures will not exceed 45’ plus architectural features such as cupolas and/or chimneys
- Open space will be a minimum of 10%
    - Multi-purpose trails are included within the subarea. The multi-purpose trails will also be installed along western boundary of the subarea and will provide a connection to paths that will link this development to the other subareas and the future park system. Developer will work with surrounding landowners to the south to possibly extend this trail to Square Drive to provide additional linkage and access to the park system.
    - Detention areas with activity enhancements such as walking trails and/or benches will be included in the Open space calculation
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space %

for the entire PUD

- 60% maximum lot coverage including accessory structures

Density

C. The overall density for this product will be 10 units per acre.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea D will be via Allenby Drive. To the north there will be a connection point to Subarea B.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas may include private 1- and 2-car attached garages, detached garages well as surface parking. With the combination of the garages and surface parking, each unit will have a minimum of 2 spaces.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included along the western property line to access the commercial areas along Square Drive and the park system to the north. Additional trails may be included around the detention ponds. A trail connection to the trail along Allenby Drive will also be provided.

Landscaping

- The landscaping requirements of Subarea D will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- Perimeter Landscape Standards and buffers between Subarea D and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. The buffering between Subarea D and Subarea B will include a combined 30' span between the two pods and will require a landscape treatment that will be provide a 50% opacity at the 4-year mark. No buffering will be provided between subareas that are on opposite sides of Allenby Drive. The roadway profiles described below will provide the proper buffer.
- On the west side of Subarea D, the development borders existing industrial/commercial office buildings. On this side of the Subarea a perimeter setback of 40' will be established on the western boundary. This boundary currently has a treed fence line, a service road to the existing home to the north, and trees, brush, and other existing plant materials (all defined as greenery) on the east side of the drive. Within the 40' setback, the existing driveway will be converted to a 10' multi-purpose trail to provide connectivity to the park system. The greenery on both sides of the multi-purpose path will be maintained within the 40' setback/buffer. This buffer (greenery and trail) will serve as the landscape buffer between the different uses.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.
- Fencing is permitted in the rear of townhome product and may consist of wood or vinyl privacy dividers between the units or fully fenced rear yards. Privacy fence shall be no more than 72".

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required extension of Allenby Drive and other infrastructure improvements to get utilities to subarea D, its anticipated that the start of this development will be more than 12 to 18 months out. Once the building pads and townhomes are constructed, it is reasonable to expect that the absorption rate for this product span an additional 3 to 4 years. Thus, subareas D will be built in multiple phases as demand requires.

Subarea E – Attached Multi-Family Residential (Ranch Apartments)

The attached multi-family residential subarea E (approximately 33.95 acres) will consist of single-story attached residential units with attached garages. Buildings will consist of 4-to-8-unit structures.

The open space within the development is anticipated to exceed the required level under a straight zoning district and will include ponds with and trails. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD), zoning designation and requirements contained in Section 1121.07, multi-family typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Attached multi-family patio homes (4-, 5-, 6-, 7-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse and fitness, dog park, and community garden
- Garages Attached or Detached
- Mailbox kiosks
- Rental Office operated within patio home or clubhouse - subject to the requirements of section 1123.21 unless noted below.
    - A maximum of six model units shall be permitted to be operated until such a time as units have been constructed on all lots in this subdivision. The location of each model unit shall be approved as part of a final development plan submitted to the DRB. No occupancy of a model unit shall be permitted until the unit has been connected to operable public sanitary sewer lines and public water lines. Temporary paved parking may be provided on any lot which is adjacent to a lot containing a model unit, provided that such parking shall be removed by the developer once the model unit is no longer being used for marketing purposes.
- Home occupations associated with a principal use.

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district unless noted below.
    - Lot size does not apply as this product is being developed on a single lot/parcel.
    - Minimum building front setbacks from private roads – 20’
    - Minimum building end setbacks from private roads – 20’
    - Minimum building side setbacks, building to building – 12’
- Height of primary structures will not exceed 35’ plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the subarea. The multi-purpose trails will be installed along Road A and Allenby Drive as well as other connections to paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and/or benches will be included in the Open space calculation
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

D. The overall density for this product will be 8 units per acre.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea E will be via multiple access points off of Road A

and a secondary access point on Allenby Drive. There will not be any access points to the south into the commercial area. This will help expedite the traffic coming and going from the commercial area via Road B.

- The roads within Subarea E will be private, 24' wide, with a minimum 20' setbacks to the buildings.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- No on-street parking shall be permitted in this subarea.
- Maintenance of the subarea private roads shall be the responsibility of the owner of the subarea.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and along both Road A and Allenby Drive. A connection to the park system will be made at the round-a-bout at the intersection of Road A and Allenby Drive.

Landscaping

- The landscaping requirements of Subarea E will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea E and Subareas G (Commercial) will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6' privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15' apart. Subarea E will provide a minimum perimeter setback of 20' to the south and west area that is up against the existing residential condominiums and commercial uses. This area will require a landscape treatment that will be provide a 50% opacity at the 4-year mark.
- No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, cementitious siding, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and

architectural grade with a minimum thickness of 0.044". Project will prohibit all fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage
- Signage standards will follow the SRD zoning district requirements.
- Model home, leasing office, and real estate signage is permitted.

Project Phasing
- With the required extension of both Allenby Drive and the construction of Road A, as well as other infrastructure improvements, its anticipated that the start of this development will be more than 18 to 24 months out. This development is likely to be built in two phases with the clubhouse and approximately half the units to the south being constructed and the second phase constructed approximately 1 year later.

Subarea F – Multi-Family Residential (Apartments)

The multi-family residential subarea F (approximately 16.23 acres) will consist of 3-story walk-up residential units with a shared clubhouse and pool areas with a separate fitness area. The apartments will feature multiple buildings with a mix of 1-, 2- and 3-bedroom flats with surface parking and/or detached private garages. Some of the detached private garages may have dwelling units located above the parking structure.

The open space within the development is anticipated to be a minimum of 10% and will include ponds with trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, multi-family residential typology, except to the extent variance and divergences are identified below.

List of Permitted Uses
- Multi-Family
- Commercial Recreation (indoor/outdoor) – Clubhouse, pool, and fitness areas incorporated into the development or as accessory structures.
- Garage Attached and Detached
- Rental Office - subject to the requirements of section 1123.21
- Mailbox kiosks

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
    - Internal setbacks between buildings within the multifamily development shall be 20' or as determined based on the fire code, whichever is greater.
    - Perimeter setbacks to the east, north, and south of the project will be a minimum of 25' from the property line for any road, pavement, or building. Setbacks along Road A will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Road A as well as other connections to paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and/or benches will be included in the Open space calculation
    - In addition, this PUD has a "public common open space" subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
    - Dog parks may be included in the project.
- 85% maximum coverage ratio including accessory structures

Density

E. Subarea F shall have a maximum of 240 units.
F. The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea F will be via Road A at various locations. A secondary access point may be provided to Road B but that will not be determined until final site plans can be completed.
- The off-street parking for multi-family shall be a minimum of 1.5 parking spaces per unit.
- Sidewalks connections will be established from the buildings to the parking lots.
- Multi-purpose trails will be included around the detention ponds and throughout the site in order to connect with the subareas to the north and south as well as the park system to the north.

Landscaping

- The landscaping requirements of Subarea F will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea F and Subarea C will be similar to the requirements in Section 1125.06 and this will include a combined

40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. The buffers between Subarea F and Subareas G will consist of a 40’ buffering that meets the 80% opacity requirement of Section 1125.06. However, if desired, the developer may install a 6’ wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15’ apart. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer. On the east side of the Subareas F a minimum 20’ perimeter setback to the County Training facility with no landscape requirement as the existing tree line and wooded are planned to be retained.

- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044”. Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SCD zoning district requirements.
- Model home, leasing office, and real estate signage is permitted.

Project Phasing

- The subarea will likely be completed with one phase and it is anticipated that the development in subarea F will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and

buildings, weather permitting. Estimated timeframe 18 to 24 months for complete buildout.

Subarea G – Commercial District

The Commercial Subarea (approximately 15.88 acres) is located to the north of US 36 and is on both sides of the main entrance. This subarea will be accessed from the rear of the site via an east/west access road (Road B). This commercial subarea will provide residential commercial retail businesses which will lead to new employers, employees, and residents. In addition, this area will be a future economic engine for future increases in tax revenues across the board for the Schools, City, and County.

The open space within the development is will be a minimum of 5% and may include ponds, greenspace buffers, and trails connections. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, commercial typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Artisan Studio
- Bank of Financial Institution (w/drive thru)
- Child Day-Care Center
- Emergency Care Facility
- General Retail (50+ employees)
- Institution/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Restaurant (w/drive thru)
- Retail, Sales, & Services
- Specialty Food and/or Beverage Facility

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district
- 40’ maximum building height
- Open space will a minimum of 10%
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD

- 85% maximum coverage ratio including accessory structures

Density

G. The overall density for any multi-family product in this subarea will be up to 16 units per acre.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea G will be via Road A to the service Road B. On the east side of the subarea, the retail/commercial area would have access to the areas on both the north and south side of Road B.
- Parking for the Subarea G will be per the standards shown in Section 1127.12 of the Marysville Code of Ordinances.
- Location of sidewalks will be determined during the Design Review Board process as more detail is available regarding the actual design and site location of the buildings.
- Multi-purpose trails will be included along Road and parallel to US 36. If desired, the multi-purpose trail can be constructed along Road B instead of US 36.

Landscaping

- The landscaping requirements of Subarea G will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea G and Subareas E will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6' wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15' apart. No buffering is required on the east or west side of Subarea G, as it is desired for Road B and the retail development to continue along US 36 in a coordinated fashion. This continuation may include realignment of some of the roads and entrances to the west to help with traffic and connectivity. Any future realignments of roads outside of this subarea will be at the direction and approval of the City Engineer. No buffers will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural designs, final site plans, and lighting will be reviewed and approved by the Design

Review Board.

- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential.
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

- The signage standards for subarea G will follow the specifications and development standards within the Codified Ordinances of the City of Marysville Code Section 1129 Signs.

Project Phasing

- Retail development is the most unpredictable type of development. Despite the lack of homes currently in this area, the commercial core at US 36 and US 33 does currently support retail development. Road A as well as utility extensions will be constructed from US 36 immediately upon approval but Road B will not be constructed until retail/commercial development is warranted. The timing of this development will depend on many factors but one item is for sure, the quicker the residential units are built the sooner the retail demand for this development will come.

Subarea H – Public Common Open Space

The natural features in this public common open space subarea (approximately 52.91 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and business to perform these duties.

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

List of Permitted Uses

H. Park
I. Community Garden
J. Commercial Recreation (outdoor) – paved and unpaved trails
    - Include bridges and other structures that may be needed to provide connectivity and trail connections
K. Essential Public Services and Utilities
L. Necessary Roadway Crossings

Landscaping

M. In subarea H, the developer will also embark on a reforestation of some of the farm fields that are included in the park system by planting a minimum of 1,000 native saplings. Where saplings are not planted, the farming areas will be restored with native grasses, wildflowers, and plantings. The developer will work with the City of Marysville Arborist to determine an appropriate list of native grasses, flowers and saplings.



MARYSVILLE EAST ANNEXATION 3
VICINITY MAP
MARYSVILLE, OHIO 5-14-24

0 750 2,250

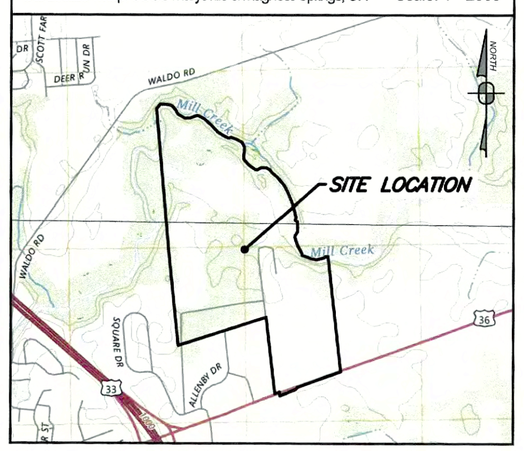
N

EXHIBIT A

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Site Location Map: USGS Marysville & Magnetic Springs, OH Scale: 1"=2000'



GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

2. THIS ANNEXATION PLAT IS BASED PARTLY ON AVAILABLE RECORDS AND PARTLY ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY SHEFFLER & COMPANY, INC. DATED MAY 1, 2023, BY DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED IN O.A.C. CHAPTER 4733-37.

3. THE PROPOSED ANNEXATION PARCEL SHOWN HEREON CONTAINS A DISTANCE OF 5,052.12 FEET CONTIGUOUS WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE AND A TOTAL PERIMETER OF 16,299.21 FEET TO BE ANNEXED. 31% OF THE PERIMETER LENGTH IS CONTIGUOUS TO THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

243.892 ACRES

POINT OF BEGINNING
243.892 ACRES TO BE ANNEXED

S 6°28'34" E 2170.02'
S 88°33'53" E 47.39'
N 53°28'25" E 44.48'
N 77°00'53" E 136.12'
S 10°35'01" E 55.38'
S 55°23'54" E 39.61'
S 0°42'11" W 28.46'
S 14°21'49" E 5.45'
S 29°16'13" W 39.21'
S 12°55'09" E 163.89'
S 8°21'56" W 30.28'
S 19°29'58" E 142.35'
S 29°00'16" E 154.84'
S 80°06'57" E 99.24'
S 68°50'44" E 147.49'
S 79°13'35" E 36.74'
S 37°05'10" E 3.64'
S 27°46'20" E 133.52'
S 14°36'39" W 45.93'
S 9°07'19" E 43.77'
S 37°52'57" E 84.92'
S 23°08'34" E 195.52'
S 0°42'11" W 103.72'
S 32°33'31" W 54.10'
S 19°08'44" E 167.91'
S 49°39'34" E 66.90'
S 42°07'41" E 22.37'
S 37°56'29" E 57.29'
S 39°25'10" E 86.18'
S 60°19'23" E 76.88'
S 46°25'18" E 73.58'
S 87°57'52" E 92.51'
N 61°41'22" E 86.76'
S 8°16'42" W 79.71'
S 87°09'14" E 38.57'
S 1°18'23" W 98.21'
S 54°33'03" E 125.49'
S 44°55'26" E 21.03'
S 63°05'14" E 124.35'
S 5°08'46" E 63.25'
S 44°55'26" E 72.96'
S 71°17'39" E 90.94'
S 30°13'47" E 101.11'
S 40°28'48" E 66.60'
N 75°49'16" E 48.40'
S 67°47'55" E 61.77'
S 58°34'25" E 165.00'
S 44°04'25" E 30.07'
S 44°04'25" E 153.93'
S 48°34'25" E 175.00'
S 61°34'25" E 113.00'
S 86°04'25" E 42.00'
N 80°43'41" E 24.00'
N 68°23'08" E 105.56'
N 88°46'57" E 98.33'
S 60°16'59" E 146.76'
S 43°04'53" E 90.14'
S 29°45'25" E 99.23'
S 66°33'37" E 59.19'
S 85°08'05" E 164.70'
N 40°21'47" E 111.93'
N 5°03'39" W 563.88'
N 5°02'33" W 2145.60'
N 5°54'04" W 1723.24'
N 6°35'48" W 1440.99'
S 70°11'17" W 861.19'
S 42°42'49" W 56.36'
0.459 ACRES (SURVEY)
S 67°48'33" W 312.33'
N 5°28'53" W 71.08'
S 70°10'36" W 92.61'
S 72°14'13" W 1724.20'

RANDALL C. & ANNE L. RICE
99.00 ACRES
OR 792 PG 870
PAR NO: 2800140220000

N/F
UNION CO BD OF COMMISSIONERS
O.V. 61, PG. 265
PAR NO: 2800170090000
15146 US 36

N/F
MATTHEW T. & LAURA SCHROEDER
PAR NO: 2800170240000
INSTR. 202305050053077
1.747 ACRES

JERRY L. FEUCHT
38.43 ACRES (DEED)
INSTR. 202001060000140
PAR NO: 2800170080010
MAP# 090-00-00-062.000
(34.518 ACRES SURVEY)

5.967 ACRES (SURVEY)

N/F
UNION RURAL ELECTRIC COOPERATIVE INC
PAR NO: 2800170080020
INSTR. 202001130000442
23.550 ACRES

JERRY L. FEUCHT
42.85 ACRES (DEED)
INSTR. 202105130006588
PAR NO: 2800170060010
MAP# 090-00-00-064.000
(35.893 ACRES SURVEY)

JERRY L. FEUCHT
24.52 ACRES (DEED)
INSTR. 202105130006587
PAR NO: 2800170050000
MAP# 090-00-00-063.000
(24.740 ACRES SURVEY)

PARIS TOWNSHIP
CITY OF MARYSVILLE

AARON W. & ANGELA C. HANSELMAN
29.24 ACRES
INSTR. 201403140001643
PAR NO: 2800140230000

WILLIAM M. GARDNER
4.13 ACRES
INSTR. 201912230010677
PAR NO: 2900210026000

ELMWOOD VILLAS HOLDINGS LLC
11.20 ACRES
OR 1021 PG 0508
PAR NO: 2900210029000

MILL CREEK DRIVE
VARIABLE WIDTH R/W

ROBERT C. FEUCHT & BETTY JO FEUCHT
127.98 ACRES (DEED)
INSTR. 202105280007281
PAR NO: 2800140280010
MAP# 090-00-00-067.000
(131.976 ACRES SURVEY)

VMS 3352
VMS 3350

JERRY L. FEUCHT
14.439 ACRES (DEED)
INSTR. 202105130006590
PAR NO: 2800170010000
MAP# 090-00-00-065.000
(14.807 ACRES SURVEY)

ALLENBY DRIVE 60' R/W

℄ U.S ROUTE 36 VARIABLE WIDTH R/W

RADIUS SELF STORAGE LLC
1.54 ACRES
INSTR. 202001070000176
PAR NO: 2900210024060

ROBERT C. FEUCHT & BETTY JO FEUCHT
1.5 ACRES (DEED)
INSTR. 202105280007281
PAR NO: 2800170030000
MAP# 090-00-00-066.000
(1.499 ACRES SURVEY)

MFH PROPERTIES OHIO, LLC
8.578 ACRES
INSTR. 202403060001575
PAR NO: 2900210010000
8.594 ACRES (SURVEY)

VMS 3352
VMS 3353

VMS 3350
VMS 3351

VMS 3353
VMS 3351

SQUARE DRIVE 60' R/W

LARRY JOHNSON
1.17 ACRES
INSTR. 202211180010742
PAR NO: 2800140340000

JAMEY JOHNSON
7.91 ACRES
INSTR. 202211180010742
PAR NO: 2800140240000

RANDE R. & PATRICK R. MORGAN
2.89 ACRES
INSTR. 201312100004158
PAR NO: 2800140262000

JULIE MORROW
6.96 ACRES
OR 1021 PG 0137
PAR NO: 2800140260000

MILL

JERALD R. & CHRISTINE M. MODER
2.0509 ACRES
BK 303 PG 674
PAR NO: 2800130250000

JERALD R. & CHRISTINE M. MODER
1.22 ACRES
OR 1021 PG 0520
PAR NO: 2800130360000

JOHN C. STULZ
2.746 ACRES
BK 246 PG 573
PAR NO: 2800130260000

JONATHAN W. GIBSON & JENNIFER T. GIBSON
2.0 ACRES
INSTR. 201708050000112
PAR NO: 2800130370000

N/F
TIM A. & KARYN L. WHITE
PAR NO: 2800130270010
1717E & 1720D WALDO ROAD
INSTR. 201505070003433
134.7155 ACRES

NISSIN INTERNATIONAL TRANSPORT USA INC
17.97 ACRES
INSTR. 201711280009828
PAR NO: 2900160080000

U-CO INDUSTRIES INC
5.16 ACRES
OR 715 PG 482
PAR NO: 2900160090000

RY-1 LLC
3.00 ACRES
OR 1010 PG 0197
PAR NO: 2900160101000

HOSPITALITY SYNERGY GROUP, INC.
2.01 ACRES
INSTR. 201711150001505
PAR NO: 2900160100000

SARITA LLC
2.83 ACRE
OR. 603 PG. 268
PAR NO: 2900160210000

M JIN & GUM JA HYUN
1.84 ACRES
INSTR. 202303240002042
PAR NO: 2900160110000

MARYSVILLE HOTELS, LLC
1.82 ACRES
INTRS. 202108050010448
PAR NO: 2900160102000

CERTIFICATION:

This Annexation Plat is a general description of the location of property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733-37.

By: J. Todd Henwood, P.S. Ohio Reg. No. 7660 Date: April 29, 2024

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
0 200' 400'
(Feet)
1 inch = 200 ft.

Date:	Revision Description:	By:
04/29/2024	ADDRESSED UNION COUNTY COMMENTS	JAP

Professional Seal: STATE OF OHIO · J. TODD HENWOOD · 7660 · REGISTERED PROFESSIONAL SURVEYOR

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Proposed Annexation of 243.892 ± Acres
From Paris Township to The City of Marysville

Prepared For:
Rockford Development Investments, LLC.

Lying In: VMS Nos. 3350 and 3352
State of Ohio, County of Union, Township of Paris

Annexation Plat

DRAWING SCALE:	1" = 200'	DRAWN BY:	JAP
DATE ISSUED:	April 3, 2024	REVIEWED BY:	JTH
PROJECT JOB#:	4826	FIELD BOOK #:	
CADD#:	4826 - Feucht Annexation Plat Exhibit.dwg		

SHD Marysville, LLC
441 Mars Valencia Road
Valencia, Pa 16059

Sheet No. 1 of 1

ANNEXATION DESCRIPTION

of

243.892 Acres +/-

from

PARIS TOWNSHIP

to

CITY OF MARYSVILLE, UNION COUNTY, OHIO

Situate in the State of Ohio, County of Union, Township of Paris, lying in Virginia Military Survey Numbers 3350 and 3352, and being ALL of the 24.52-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006587, the 14.439-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006590, the 1.5-acre tract conveyed to Robert C. and Betty Jo Feucht by deed of record in Instrument No. 202105280007281, the 127.98-acre (126.48-acres Auditor) tract conveyed to Robert C. and Betty Jo Feucht by deed of Instrument No. 202105280007281, the 42.58-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006588, and PART of the 38.43-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202001060000140, and PART of the existing right-of-way of U.S. Route 36 (varying in width), records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

BEGINNING at a point in the existing City of Marysville corporation line in the centerline of said U.S. Route 36 at the southwesterly corner of said 24.52-acre tract;

Thence the following three (3) courses and distances along said City of Marysville Corporation line:

1. Thence North 06° 35' 48" West, a distance of 1,440.99 feet, and the westerly line of said 24.52-acre tract, to a point at the southeasterly corner of said 14.439-acre tract;

2. Thence South 72° 14' 13" West, a distance of 1,724.20 feet, and along the southerly line of said 14.439-acre tract, to a point at the southwesterly corner of said 14.439-acre tract;

3. Thence North 05° 54' 04" West, a distance of 1,723.24 feet, and along the westerly lines of said 14.439-acre and aforesaid 127.98-acre tracts, to a point;

Thence leaving said City of Marysville Corporation line, the following two (2) courses and distances continuing along said westerly line of the 127.98-acre tract:

1. Thence North 05° 02' 33" West, a distance 2,145.60 feet, to a point;

2. Thence North 05° 03' 39" West, a distance of 563.88 feet, to a point in Mill Creek at the northwesterly corner of said 127.98-acre tract;

Thence the following twenty-five (25) courses and distances along Mill Creek and northerly lines of said 127.98-acre tract:

1. Thence North 40° 21' 47" East, a distance of 111.93 feet, to a point;

2. Thence South 85° 08' 05” East, a distance of 164.70 feet, to a point;
3. Thence South 66° 33' 37” East, a distance of 59.19 feet, to a point;
4. Thence South 43° 04' 53” East, a distance of 90.14 feet, to a point;
5. Thence South 29° 45' 25” East, a distance of 99.23 feet, to a point;
6. Thence South 60° 16' 59” East, a distance of 146.76 feet, to a point;
7. Thence North 88° 46' 57” East, a distance of 98.33 feet, to a point;
8. Thence North 68° 23' 08” East, a distance of 105.56 feet, to a point;
9. Thence North 80° 43' 41” East, a distance of 24.00 feet, to a point
10. Thence South 86° 04' 25” East, a distance of 42.00 feet, to a point
11. Thence South 61° 34' 25” East, a distance of 113.00 feet, to a point
12. Thence South 48° 34' 25” East, a distance of 175.00 feet, to a point;
13. Thence South 44° 04' 25” East, a distance of 153.93 feet, to a point;
14. Thence South 44° 04' 25” East, a distance of 30.07 feet, to a point;
15. Thence South 58° 34' 25” East, a distance of 165.00 feet, to a point;
16. Thence South 67° 47' 55” East, a distance of 61.77 feet, to a point
17. Thence North 75° 49' 16” East, a distance of 48.40 feet, to a point;
18. Thence South 71° 17' 39” East, a distance of 90.94 feet, to a point;
19. Thence South 63° 05' 14” East, a distance of 124.35 feet, to a point;
20. Thence South 30° 13' 47” East, a distance of 101.11 feet, to a point;
21. Thence South 01° 18' 23” West, a distance of 98.21 feet, to a point;
22. Thence South 08° 16' 42” West, a distance of 79.71 feet, to a point;
23. Thence South 05° 08' 46” East, a distance of 63.25 feet, to a point;

24. Thence South 40° 28' 48” East, a distance of 66.60 feet, to a point;

25. Thence South 44° 55' 26” East, a distance of 72.96 feet, to a point at the common corner of said 127.98-acre tract and aforesaid 42.85-acre tract;

Thence the following twenty-one (21) courses and distances continuing along Mill Creek and the northerly lines of said 42.85-acre tract:

1. Thence South 44° 55' 26" East, a distance of 21.03 feet, to a point;

2. Thence South 54° 33' 03" East, a distance of 125.49 feet, to a point;

3. Thence South 87° 09' 14" East, a distance of 38.57 feet, to a point;

4. Thence North 61° 41' 22" East, a distance of 86.76 feet, to a point;

5. Thence South 87° 57' 52" East, a distance of 92.51 feet, to a point;

6. Thence South 60° 19' 23" East, a distance of 76.88 feet, to a point;

7. Thence South 37° 56' 29" East, a distance of 57.29 feet, to a point;

8. Thence South 46° 25’ 18” East, a distance of 73.58 feet, to a point;

9. Thence South 49° 39' 34" East, a distance of 66.90 feet, to a point;

10. Thence South 39° 25' 10" East, a distance of 86.18 feet, to a point;

11. Thence South 37° 52' 57" East, a distance of 84.92 feet, to a point;

12. Thence South 42° 07' 41" East, a distance of 22.37 feet, to a point;

13. Thence South 27° 46' 20" East, a distance of 133.52 feet, to a point;

14. Thence South 23° 08' 34" East, a distance of 195.52 feet, to a point;

15. Thence South 19° 29' 58" East, a distance of 142.35 feet, to a point;

16. Thence South 12° 55' 09" East, a distance of 163.89 feet, to a point;

17. Thence South 14° 36' 39" West, a distance of 45.93 feet, to a point;

18. Thence South 14° 21' 49" East, a distance of 5.45 feet, to a point;

19. Thence South 55° 23' 54" East, a distance of 39.61 feet, to a point;

20. Thence South 10° 35' 01" East, a distance of 55.38 feet, to a point;

21. Thence South 00° 42' 11" West, a distance of 103.72 feet, to point at the common corner of said 42.85-acre and aforesaid 38.43-acre tract;

Thence the following fourteen (14) courses and distances continuing along Mill Creek and the northerly lines of said 38.43-acre tract:

1. Thence South 00° 42' 11" West, a distance of 28.46 feet, to a point;

2. Thence South 29° 16' 13" West, a distance of 39.21 feet, to a point;

3. Thence South 32° 33' 31" West, a distance of 54.10 feet, to a point;

4. Thence South 08° 21' 56" West, a distance of 30.28 feet, to a point;

5. Thence South 19° 08' 44" East, a distance of 167.91 feet, to a point;

6. Thence South 29° 00' 16" East, a distance of 154.84 feet, to a point;

7. Thence South 09° 07' 19" East, a distance of 43.77 feet, to a point;

8. Thence South 37° 05' 10" East, a distance of 3.64 feet, to a point;

9. Thence South 79° 13' 35" East, a distance of 36.74 feet, to a point;

10. Thence South 68° 50' 44" East, a distance of 147.49 feet, to a point;

11. Thence South 80° 06' 57" East, a distance of 99.24 feet, to a point;

12. Thence North 77° 00' 53" East, a distance of 136.12 feet, to a point;

13. Thence North 53° 28' 25" East, a distance of 44.48 feet, to a point;

14. Thence South 88° 33' 53" East, a distance of 47.39 feet, to a point at the northeasterly corner of said 38.43-acre tract;

Thence South 06° 28' 34" East, a distance of 2,170.02 feet, along the easterly line of said 38.43-acre tract, to a point at the intersection of the southerly right-of-way line of aforesaid U.S. Route 36;

Thence the following three (3) courses and distances along said southerly right-of-way line of U.S. Route 36:

1. Thence South 70° 11’ 17” West, a distance of 861.19 feet, to a point;

2. Thence South 42° 42' 49" West, a distance of 56.36 feet, to a point;

3. Thence South 67° 49' 48" West, a distance of 312.33 feet, to a point in the aforesaid City of Marysville Corporation line;

Thence the following two (2) courses and distances along said City of Marysville corporation line and across said U.S. Route 36 right-of-way:

1. Thence North 05° 28' 53" West, a distance of 71.08 feet, to a point in the centerline of said U.S. Route 36;

2. Thence South 70° 10' 36" West, a distance of 92.61 feet, and along said centerline of U.S. Route 36, to the **POINT OF BEGINNING**;

Containing 243.892 acres, more or less.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

The above description of the property to be annexed is based partly on available records and partly on ALTA/NSPS Land Title Surveys prepared by Sheffler & Company, Inc. dated May 1, 2023, but does NOT represent a Boundary Survey as defined in O.A.C. Chapter 4733-37.

The above described annexation contains a distance of 5,052.12 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 16,299.21 feet to be annexed. 31% of the perimeter length is contiguous to the existing City of Marysville Corporation line.

Sheffler and Company, Inc.



J. Todd Henwood 04.29.2024

J. Todd Henwood, P.S. Date
Ohio Reg. No. 7660

Trees to be Preserved

Ex. Pond

Trees to be Preserved

Ex. 20' Gas Easment

Trees to be Removed

Mill Creek

Trees to be Preserved

Trees to be Removed

Buildings in these areas to be Demolished

Trees to be Preserved

Building to be Demolished

Ex. 20' Gas Easment

Allenby Dr.

Square Dr.

Millcreek Dr.

US 36

MARYSVILLE EAST ANNEXATION 3
EXISTING CONDITIONS PLAN
MARYSVILLE, OHIO 5-14-24

0 200 600

N

EXHIBIT B

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

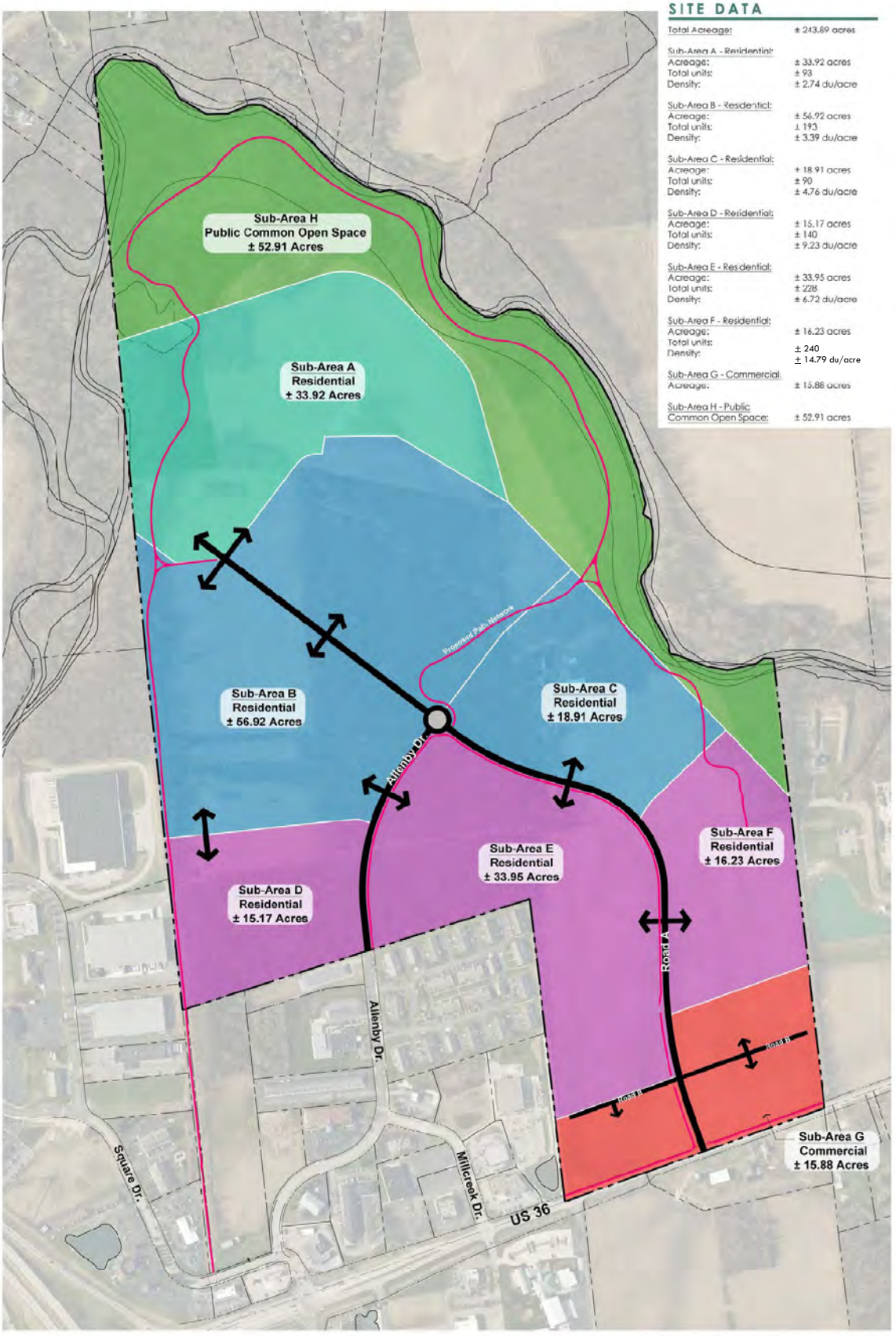


MARYSVILLE EAST ANNEXATION 3
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 7-10-24

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SITE DATA

Total Acreage:	± 243.89 acres
Sub-Area A - Residential:	
Acreage:	± 33.92 acres
Total units:	± 93
Density:	± 2.74 du/acre
Sub-Area B - Residential:	
Acreage:	± 56.92 acres
Total units:	± 193
Density:	± 3.39 du/acre
Sub-Area C - Residential:	
Acreage:	± 18.91 acres
Total units:	± 90
Density:	± 4.76 du/acre
Sub-Area D - Residential:	
Acreage:	± 15.17 acres
Total units:	± 140
Density:	± 9.23 du/acre
Sub-Area E - Residential:	
Acreage:	± 33.95 acres
Total units:	± 228
Density:	± 6.72 du/acre
Sub-Area F - Residential:	
Acreage:	± 16.23 acres
Total units:	± 240
Density:	± 14.79 du/acre
Sub-Area G - Commercial:	
Acreage:	± 15.88 acres
Sub-Area H - Public Common Open Space:	± 52.91 acres

MARYSVILLE EAST ANNEXATION 3
SUBAREA PLAN
MARYSVILLE, OHIO 11-5-24

0 200 600 N

EXHIBIT C

G2 PLANNING + DESIGN

ROCKFORD

APPENDICES – ADDITIONAL INFORMATION REQUESTED FOR EACH AREA

APPENDIX 1 – AREA 1

This information has been reproduced from Marysville East PUD Section 1 as approved in City Council Ordinance No. 004-2024

Note: All references to "Annexation #1" in this Appendix 1 shall be deemed to be revised to read "Area 1".

ADDITIONAL INFORMATION REQUESTED

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

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

1135.01 (b) Specific Objectives:

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

The proposed PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.

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

Marysville East Annexation #1 provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial.

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

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

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

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

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

The large open space of approximately 14.45 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open spaces and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

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

The integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique design of the multi-family community incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be a pool, fitness center, dog parks, and trails throughout and linked to other open spaces within the overall PUD.

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

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

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

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

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

Public Services:

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

Water:

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

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

Sanitary Sewers:

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

Other Utilities:

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

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

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

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

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

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

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

APPENDIX 2 – AREA 2

This information has been reproduced from Marysville East PUD Section 2 as approved in City Council Ordinance No. 007-2024

Note: All references to "Annexation #1" and "Annexation #2 in this Appendix 2 shall be deemed to be revised to respectively read "Area 1", and "Area 2".

ADDITIONAL INFORMATION REQUESTED

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

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

1135.01 (b) Specific Objectives:

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

The proposed Annexations #1 and #2 PUDs contain 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.

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

The proposed Annexations #1 and #2 PUDs provide standard setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public space will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created community authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial. Annexation #2 focuses on the expansion of the subarea B – industrial/innovation park.

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

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

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

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea in Annexation #1 will help to buffer the existing multi-family development from the industrial / innovation area and the

natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open space of approximately 14.45 acres in Annexation #1 will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the common area and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea. Annexation #2 is simply an expansion of the Industrial Park created in subarea B.

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

The combination of the subareas in Annexations #1 and #2 provides both business and residential components. An integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville.

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

The PUD presented in Annexations #1 and #2 will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate exterior/landscape plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1 and #2, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

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

Public Services:

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

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 and #2 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

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

Sanitary Sewers:

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

Other Utilities:

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

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

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

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the needed roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkin Road and Watkins Road/Scottslawn. The developer, City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

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

The proposed PUD within Annexation #1 and #2 utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to

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

D. Additional Development Standards.

Marysville East Annexation #2 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

APPENDIX 3 – AREA 3

This information has been reproduced from Marysville East PUD Section 3 as approved in City Council Ordinance No. 047-2024

Note: All references to "Annexation #1", "Annexation #2", and "Annexation #3" in this Appendix 3 shall be deemed to be revised to respectively read "Area 1", "Area 2", and "Area 3".

ADDITIONAL INFORMATION REQUESTED

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

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

1135.01 (b) Specific Objectives:

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

The proposed PUD contains 8 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas around Mill Creek are protected and maintained, the retail uses are aligned all along the US 36 corridor, and the higher density residential is planned near the existing higher density uses and will serve as a buffer for the single-family homes. The single-family developments are surrounded on multiple sides by some of the most beautiful spaces in Marysville, which is the natural areas along Mill Creek. The blending of all these uses could not be achieved under a straight zoning district.

b. Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the

immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

Marysville East Annexation #3 provides standard setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common open space). The large open space and tree preservation area in Annexation #3 consists of approximately 53 acres. This public common open space will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created community authority. Trails will be added to these common open spaces that link to all the other subareas and this process will be expanded with the future annexation of other areas.

c. Promote economical and efficient use of land and reduce infrastructure costs through unified development.

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas zoned in Annexations #1 and #2 will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development in Annexation #3 will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer and transition to the single-family residential areas to the north.

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

The protected public common open spaces and pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site, Mill Creek, and surrounding areas in Marysville through the multi-purpose trails and parks. The property values for the retail, multi-family and single-family homes will create much higher assessed value than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD are provided through the planned transition of high-density developments

around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The multi-family subarea will help to buffer the existing multi-family development and the natural features and Mill Creek to the north will provide a beautiful backdrop for the single-family development.

f. Where appropriate, provide for community facilities, open space, and recreational areas.

*T*he large public common open space of approximately 53 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open space and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

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

The integration of the industrial / innovation district in Annexations #1 and #2 provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique combination of the multi-family communities incorporates both three-story walk-up units and an empty-nester development which will provide a variety of housing opportunities. The townhome product and a variety of single-family products gives future residents a choice of housing types within the same project at different price points. Amenities with this multi-family project will be top of the market with the pool, fitness, dog parks, and trails throughout and linked to other common areas within the overall PUD.

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

The PUD will provide a mix of complementary residential, multi-family, and retail uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #3, it will develop in an orderly, coordinated, and

comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

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

Public Services:

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

Water:

- There is an existing 12" water main located along Allenby Drive to the southern edge of the property as well as another 12" line along US 36 at the southwestern corner of the property. The initial service for Marysville East Annexation #3 ground will be serviced by extensions of these two lines. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

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

Sanitary Sewers:

- A regional pump station is currently begin constructed along Watkins Road by the City of Marysville and was annexed to Marysville as part of Annexation #1. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The construction and extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

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

- Gas service for the site is available from URE and lines are along US 36.

- Time Warner Cable has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the needed roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkin Road, US 36/Coleman Crossing, US 33/US36, and Watkins Road/Scottslawn. The developer, City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

Schools:

- Marysville East developer is working closely with the schools to provide them accurate projections of the number of school age children that can be expected by the different types of housing as well as the types of businesses and other uses (retail) to help gauge future school funding.

- A financial package will be negotiated with the schools and city that will include funding for infrastructure, schools, and other services (police and fire). That package will include traditional funding mechanisms as well as the NCA.

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

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated retail along the US 36 corridor and residential products to the north. The PUD utilizes the multi-family developments to buffer the existing residents to the west and the newly created single-family pods to the north. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which is being provided.

D. Additional Development Standards.

Marysville East Annexation #3 will have upgraded design standards that include common fencing and street trees along major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Road A will include a landscaped boulevard section at US 36 and all streets within the subarea pods will also include street trees and sidewalks. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.