



City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7352
www.marysvilleohio.org

PLANNING COMMISSION AGENDA
Monday, February 6, 2017, 7:00 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Scot Draughn ___ Janell Alexander ___ Lesli Current ___ Tim Schacht ___
Alex Armitage ___ Virginia Golan ___ Donald Boerger ___

APPROVAL OF MINUTES:

January 3, 2017, Regular Meeting Minutes
Vote: _____

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

OLD BUSINESS:

- Property Owner:** Dr. Carl Coleman
Applicant: Skip Weiler, The Robert Weiler Company
Location: Southwest corner of Dunham Street and Columbus Avenue.
Request: To hear a Planned Unit Development application for Sketch Plan approval for a +/- 107 acre mixed-use development.

Motion By: _____ Vote: _____
Conditions: _____



City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7352
www.marysvilleohio.org

NEW BUSINESS:

2. **Property Owner:** Fischer Development Company
Applicant: James T. Watkins, Watcon Consulting Engineers and Surveyors, LLC.
Location: Adena Pointe Subdivision
Request: Approval of Final Plat for Adena Pointe, Section 5

Motion By: _____ Vote: _____
Conditions: _____

3. **Property Owner:** Fischer Development Company
Applicant: James T. Watkins, Watcon Consulting Engineers and Surveyors, LLC.
Location: Adena Pointe Subdivision
Request: Approval of Final Plat for Adena Pointe, Section 6

Motion By: _____ Vote: _____
Conditions: _____

DISCUSSION ITEMS:

INDIVIDUAL COMMISSIONERS COMMENTS:

Virginia Golan
Alex Armitage
Janell Alexander
Lesli Current
Donald Boerger
Tim Schacht
Scot Draughn
Design Review Board Update

ADJOURNMENT:

Time Out: _____

**PLANNING COMMISSION AGENDA
MINUTES OF MEETING
January 3, 2017**

MEMBERS PRESENT: Scot Draughn, Alex Armitage, Janell Alexander, Virginia Golan, Leslie Current, Tim Schacht, Donald Boerger

OTHERS PRESENT: Chad Flowers, David Gibson, Carol Gibson, Doug Bressler, Patty Burde, Gary Smith, Jack Brickner, William Akers, John Howard, Dave Laslow, Mark Stover, Ron Burns

MEETING CALLED TO ORDER: The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes from December 5, 2016 were approved as submitted.

CITIZEN COMMENTS: David Gibson asked questions regarding Adena Pointe pocket park. He wanted to know why it wasn't a public park.

REPORT OF ADMINISTRATION:

OLD BUSINESS:

1. Property Owner: Dr. Carl Coleman Applicant: Skip Weiler, The Robert Weiler Company
Location: Southwest corner of Dunham Street and Columbus Avenue Request: To hear a Planned Unit Development application for Sketch Plan approval for a +/- 107 acre mixed-use development.

APPLICATION TO BE TABLED PER APPLICANTS REQUEST

Motion By: Ms. Golan; Vote: 7-0 Conditions: The application was tabled to the February 6, 2017 meeting date.

NEW BUSINESS:

2. Property Owner: Marysville Development Company, LLC Applicant: Jim Ohlin, NVR/Ryan Homes Location: Northwest corner of SR 38/London Ave. and Boerger Road Request: To hear a Planned Unit Development application for Sketch Plan approval for a +/- 68.31 acre residential development.

Gary Smith representing Ryan Homes presented the project to the Commission. They would like to have 2 products which would include two story houses and a ranch style for empty nesters. Ms. Golan wanted to know why they are only offering two story houses in one of the areas. Jim Olin with Ryan Homes went over her concerns. Mr. Smith went over the square footage of the homes. Ms. Alexander had questions regarding the entrance and where it would be located. Mr. Schacht had questions regarding the maintenance with the empty nester homes. Mr. Schacht would also like to see wider lots as well as more of a rural character look. Mr. Boerger would like to see lot 34, 35 and 67 deleted and create a green space. Also Mr. Boerger asked if lot 11 could be deleted and would like to see a detailed landscaping plan. Mr. Boerger wanted to know how they were going to protect the fence row. Ms. Current asked if the residents could access the golf course. She would also like to see the

green spaces connected. Mr. Draughn challenged the applicant to come up with some creative ideas. He would like the development to make an impact. Jack Brickner addressed comments/concerns provided by PCD Inc. (adjacent property owners). Dave Laslow would like to see wider lots and maintain the rural character. Mr. Laslow also has concerns with the traffic and stated he would like to tap into the city sewer. Dave Gibson challenged to commission to do their homework. Mr. Gibson has safety concerns with traffic. He would like to see larger lots in the empty nesters area but likes that they will be maintained. Applicant stated they will work with residents on the buffering. Mark Stover would like to see a preservation buffer along the homes and would like to see something break the view. The applicant will work with property owner to screen and save existing trees. John Howard has concerns with traffic and speeding and wanted to know what the city plans on doing with the traffic concerns. The Commission would like to see them be more unique possibly adding front porches, some side loaded garages and different size lots.

Motion By: Ms. Alexander; Vote: 7-0 Conditions: The Sketch plan application was approved.

DISCUSSION ITEMS:

Individual Commissioners Comments:

V. Golan:

A. Armitage:

J. Alexander: Gateway into the City

L. Current:

D. Boerger: Raise the bar within the City of Marysville

T. Schacht:

S. Draughn:

Design Review Board Update: None

ADJOURNMENT: The meeting was adjourned at 8:39 p.m.



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

January 30, 2017

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Sketch Plan Review – Woodside PUD

To hear a Planned Unit Development application for Sketch Plan approval for a +/- 107 acre mixed-use development.

Application: The applicant; The Robert Weiler Company has submitted an application for PUD Sketch Plan review/approval for +/- 107 acre mixed-use development on the southwest corner of Dunham Street and Columbus Ave. The existing zoning of the property is Special District One (SD1).

Applicant: Skip Weiler, The Robert Weiler Company
10 North High Street, Suite 401
Columbus, Ohio 43214

Owner: Dr. Carl Coleman
10230 Ashton Close
Powell, Ohio 43065

Location: The applicant is requesting a zoning amendment to rezone +/- 107 acres located on the southwest corner of Dunham Street and Columbus Ave. Existing property surrounding the subject property are as followed:

North: Service Business District (B-1), Medium Density Single Family Residential District (R-2) and Special District One (SD1)

East: Special District One (SD1)

South: Heavy Manufacturing (M-2) and Special District One (SD1)

West: Light Manufacturing (M-1), High Density Multi-family Residential District (R-5) and High Density Single Family Housing (R-3)

Project History

The Planning Commission first reviewed the proposed Woodside PUD Sketch plan application at the November 7, 2016 Planning Commission meeting. At this meeting, the Commission expressed many concerns with the proposed plan. The Commission 'Tabled' the application and provided many comments to the applicant to assist with revisions to the proposed sketch plan.

In the resubmittal The 'Woodside - Illustrative Plan' dated January 16, 2017, appears to address many of the questions and concerns that City Staff and the Planning Commission discussed at the November 7th meeting. The illustrative plan, is although a conceptual representation of how the development could possibly be laid out. It should be noted that this layout does not depict exactly how the development will look once the project is completed, it is merely for discussion purposes only.

The following comments are items that City Staff have provided for discussion between the Commission and the applicant.

Engineering Comments

Rezoning Statement

1. Page 5 - Please add the following to the "Storm" section: All storm sewers and detention facilities will be designed and constructed to City Standards per the Marysville Stormwater and Drainage Manual.
2. Page 6 - Please add the following to the "Traffic" section: Prior to the applicants PUD 'Development Plan' application to the Planning Commission, the Developer shall perform a full-blown traffic study for this development. All adjacent and affected intersections shall be analyzed. The City can provide additional detail on the exact requirements via a Memorandum of Understanding.

PUD Development Standards

1. Page 5 - To ensure the scope of the improvements is fully known, a traffic study must be completed prior to the applicants 'Development Plan' application to the Planning Commission. This shall be completed prior to the application going before City Council for final PUD 'Development Plan' review/approval, and not over time as individual projects are reviewed by the Design Review Board (via the Exterior Plan/Landscape Plan review).

General

2. Per our previous conversations, the northern access to this development at Dunham Street shall be aligned with Cherry Street (the north/south roadway). Additional right-of-way shall also be provided along the south side of Dunham Street.
3. All engineering design components (i.e. utility extensions, drainage calculations, etc.) will be reviewed and approved through future submittals for this project.

Planning and Zoning Comments

1. The approval process for a PUD rezoning goes through a ‘Sketch Plan’ application and review as well as a ‘Development Plan’ application and review. Both ‘Sketch Plan’ and ‘Development Plan’ applications are processed through the Planning Commission separately. Once the applicant has received approval from the Planning Commission on the proposed ‘Sketch Plan’ application, the applicant then files a ‘Development Plan’ application to the Planning Commission for review. The ‘Development Plan’ application then is reviewed by the Planning Commission and a recommendation is made to City Council. The application then is placed on the City Council Agenda for a three reading review and vote.
2. Item 3 on page 7 discusses parking lot location. The applicant has proposed to allow one bay (double sided) of parking to be located in front of the proposed buildings in the OCRE developments. This regulation differs from the design review code chapter 1144, which locates all parking to the side and/or rear of the building.
3. Under the Architecture section on Page 7, the development text discusses building materials. The applicant has proposed to provide 25% decorative materials on facades that are substantially visibly from the adjacent public street right of way. The development text list wood, Cementous siding, brick, brick veneer, stone, stone veneer, stucco, EIFS, and other so-called natural materials or contemporary durable materials as defined in section 1144.04(c) as permitted materials. The remainder of front facades substantially visible from adjacent public streets shall permit the use of vinyl siding. Building elevations that are not substantially visible from adjacent public streets would not be require to provide any decorative building materials. Development in the OCRE (Office, Commercial, Retail and Entertainment property) development would allow split faced block in lieu of vinyl siding as a permitted building material.

Current code, section 1144.09(c) requires 40% natural material with brick or stone as the predominant material on all building wall elevations within Multi-family developments.
4. On page 8 of the development text, the text references code section 144.04(C). The text should reference code 1144.04(c).
5. Item #4 in the Variances and Divergences section on page 8 of the development text, allows the development not to provide three hundred sixty (360) degree architecture.
6. Item #5 in the Variances and Divergences section on page 9 of the development text, allows the development to not meet the provisions of section 1144.09(a)(4) and 1144.10(a)(5) requiring the use of certain designated natural materials on exterior elevations.
7. Item #6 in the Variances and Divergences section on page 9 of the development text, allows the development to permit one (double sided) bay of parking in front of the OCRE developments as long as appropriate screening is included in the exterior/landscape plan application.



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

**APPLICATION FOR
PLANNED UNIT DEVELOPMENT (PUD) – SKETCH PLAN**

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

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

Project Site Information (Please print clearly)

Address of land to be rezoned: 2.07 Ac. - Durham St and Columbus Ave / Industrial Parkway

Present Zoning District: SD 1 Present Use of the Land: Undeveloped

Proposed Zoning District: PUD Proposed Use of the Land: Mixed Use

Owner of Property: Dr. Carl Coleman

Owner's Address (Street): 10230 Ashton Close

City, State and Zip Code: Powell, OH 43065

Owner's Telephone Number: 614-885-4664

Applicant Information (Please print clearly)

Applicant: Skip Weiler Owner **Agent** Representative Other

Company: The Robert Weiler Company

Address (street): 10 North High Street, Suite 401

City, State, and Zip Code: Columbus, OH 43214

Telephone Number: 614-221-4286

E-mail Address: skip@rweiler.com

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

Signature of Applicant:  Date: 8-10-16

FOR OFFICE USE ONLY

Received (stamp): _____ **Fees:** \$500 _____

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

City Staff

Date

WOODSIDE

Marysville, Ohio



<i>APPLICANT:</i>	<i>OWNER:</i>	<i>CONSULTANT:</i>	<i>LAND PLANNING, LANDSCAPE ARCHITECTURE & ENGINEERING:</i>
The Robert Weiler Company	CR Coleman & MC Botkin Family	Grabill & Company, LLC	EMH&T
10 N. High Street Suite 401 Columbus, Ohio 43215	10230 Ashton Close Powell, Ohio 43065	5775 Perimeter Dr. Suite 250 Dublin, Ohio 43017	5500 New Albany Road Columbus, Ohio 43054
Phone: (614) 221-7069	Phone: (614) 885-4664	Phone: (614) 795-1081	Phone: (614) 775-4710
Contact: Skip Weiler	Contact: Dr. Carl Coleman	Contact: Patrick Grabill	Contact: Linda Menerey

Sketch Plan Submittal – Revised January 27, 2017

Revised January 27, 2017

Rezoning Statement

Development Standards

Exhibits

Vicinity Map
Existing Area Map
PUD Area Plan

Additional information

Application
Adjacent Owners
Columbia Gas Letter
Union County Airport Correspondence

Revised January 27, 2017

REZONING STATEMENT

Woodside is an approximately 107 acre site located generally along the western boundary of Columbus Avenue/Industrial Parkway north of the Marysville Airport and south of Dunham Street. Woodside is being rezoned to Planned Unit Development (PUD) under Chapter 1145 of the Codified Ordinances of Marysville as in effect November 18, 2016 (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 will rely on the underlying Business-Residential District (B-R) zoning designation contained in Section 1137.21 of the Codified Ordinances, except to the extent variances and divergences therefrom are set forth herein, in which case, such variances and divergences shall control.

Section 1135.09 provides that the Business Residential District (B-R) has as its purpose to accommodate a mixture of residential and business uses. A variety of business uses compatible with residential areas are permitted. The B-R District is planned for an area in transition from residential to commercial. Given existing development adjacent to Woodside, it is well suited as a PUD employing underlying B-R District planning elements and will provide this contemplated mix of residential and business uses.

Woodside is being planned, designed, zoned and developed to provide a unique identity for the southern gateway to the City of Marysville, geared towards millennials and empty nesters. These are markets that are currently underserved in the City. Woodside will also provide additional opportunities for new office, commercial, retail and entertainment businesses along Columbus Avenue/Industrial Parkway in close proximity to and complimentary with the City's recently created Innovation Corridor. The land uses planned for Woodside are intended to complement one another and provide for internal connectivity, walkability and interesting and unique connections to activity centers and businesses within and outside the development including the Innovation Corridor.

Woodside will provide benefits to the overall Marysville community through the anticipated preservation of the historic Coleman Homestead House along the northern boundary of the development, preservation of natural areas including a large woodlot, wetlands, a micro-pond and open space totaling approximately 19 acres. The open space will be designed for all the residents of the City at no direct cost or expense to the City or its residents outside of the Woodside development.

The development of Woodside will facilitate the extension of Professional Parkway and upgrades to Columbus Avenue/Industrial Parkway at no direct cost or expense to the City or its residents outside of the Woodside development.

Given the size and mixed use nature of Woodside and the fact that site engineering over time may dictate certain site development parameters, in lieu of providing a detailed comprehensive site plan for all anticipated development of Woodside, the Applicant is proposing an overall site plan showing an extension through the site of Professional Parkway (exact location and configuration within Woodside to be determined at time of each Exterior/Landscape Plan

{00248478-11}

Revised January 27, 2017

application and approval for a portion of Woodside, as discussed below) and various designated open spaces.

The Sketch Plan-PUD Area Plan included in the Sketch Plan Application is the Sketch Plan the Applicant respectfully requests be approved by the City for purposes of the Applicant's Planned Unit Development (PUD)-Sketch Plan Application. Accompanying the Sketch Plan Application and presented to the City in connection with the Sketch Plan Application is a Woodside-Illustrative Plan, being an illustration of how Woodside is generally anticipated to be developed at full build out, but the Woodside-Illustrative Plan is not to be considered an official zoning and planning document or the Sketch Plan being proposed for Woodside. Given the size and mixed use nature of Woodside, the Applicant anticipates that as development of Woodside proceeds, a number of Exterior/Landscape Plans will be presented by the Applicant to the Design Review Board for review and approval, all consistent with the Codified Ordinances and the Sketch Plan Application, including the Sketch Plan-PUD Area Plan, this Rezoning Statement and the PUD Development Standards. Exterior/Landscape Plan review and approval for each discrete project proposed for Woodside shall occur during the Design Review Board in accordance with Chapter 1144. By proceeding in this fashion, both the City and the Applicant receive necessary protections as Woodside is developed in a logical high quality fashion benefitting the City, its residents and the Applicant.

A. Explain how the development meets the proposed and specific objectives set forth in Section 1145.01

1145.01(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.

1145.01 (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 is consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan and the intent of the Planning and Zoning Code.

The proposed PUD is contained within Subarea 5 of the Comprehensive Plan and is consistent with the Regional Commercial District Land Use and Business Residential District (B-R) designations and characteristics. With its close proximity to the US 33 corridor and the Innovation Corridor and location along Columbus Avenue/Industrial Parkway, the development will be a creatively planned, high quality mixed use business and residential development providing a range of uses and employment opportunities that will be

{00248478-11}

Revised January 27, 2017

complimentary to the Innovation Corridor. Subject to the PUD Development Standards, Woodside will meet or exceed the Codified Ordinances standards and Thoroughfare Plan of the City, providing for the extension of Professional Parkway, a major west to east connector and providing improvements required along Columbus Avenue/Industrial Parkway.

(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.

Woodside provides standard setbacks larger than required by the Codified Ordinances and will protect sensitive environmental areas on site by creating a large open space and tree preservation area consisting of approximately 13 acres containing woods, wetlands, open grassy areas and an existing pond. This open space preserves existing natural resources and would be accessible to the entire City of Marysville community. Walking and/or bike paths will be included in the development to provide accessibility to these open space preserves.

The development is also anticipated to preserve the historic Coleman Homestead House currently situated along the northern boundary of the site.

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

The development will promote economical and efficient use of land by providing for business and residential development as contemplated by the Business Residential District (B-R) and providing warranted upgrades to streets and infrastructure to serve the development and providing unified development standards meeting or exceeding the requirements of the Codified Ordinances.

(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 proposed open space areas and walking paths/ bike trails providing access to them will provide an enhancement to the area and sustain the quality of life of the surrounding properties by protecting the natural environment. The proposed multifamily developments within Woodside will also serve as a transition from the existing residential on the west to the existing and proposed commercial areas to the east along Columbus Avenue/Industrial Parkway, including the Innovation Corridor. By gearing the multifamily development of Woodside in part towards the millennial population, it is expected that Woodside will become an attractive housing alternative for those working in the Innovation Corridor.

The development is also anticipated to preserve the historic Coleman Homestead House currently situated along the northern boundary of the site.

Revised January 27, 2017

(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 are provided through increased setbacks and landscape buffers within the PUD Development Standards. Woodside will also be compatible with the architectural and planning concepts anticipated for the Innovation Corridor.

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

The large open space of approximately 13 acres will preserve existing natural features, add accessibility to such open space and provide for community facilities in excess of the requirements of the Codified Ordinances.

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

Through the Permitted Uses defined in, and the variances and divergences set forth in, the PUD Development Standards, the design standards required by the Codified Ordinances and development approvals required from the Marysville Design Review Board required pursuant to Chapter 1144, Woodside will provide for choices for business and living environments and imaginative architectural designs.

(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 commercial 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 Woodside, 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:

{00248478-11}

Revised January 27, 2017

- The proposed PUD is contained within the Marysville City limits. It is in a development area serviceable by public services, utilities, schools and traffic systems. The development will extend necessary infrastructure and provide for necessary improvements to the overall transportation system. The residential components are anticipated to be multi-family and empty nester products and are anticipated to have little impact to the school system.

Water:

- There is an existing 16" water main located along the north side of Columbus Avenue/Industrial Parkway from Dunham Street south past the Clymer Road intersection south of the site. The development will stub into this line for service taps.
- There is an existing 16" main along the north side of Dunham Street within the limits of the project site. A proposed service or mainline loop connection can be made from this line.
- At the southwest corner of the project site is an existing 12" main stubbed at the east end of existing Professional Parkway, along the north side within the parcel to the west (the Keystone Crossing, Section 1 Development). This main will need to be extended east along with Professional Parkway through the Keystone Crossing Development and will be continued along the proposed future extension of Professional Parkway to the existing 16" main along Industrial Parkway.
- The City has indicated there is sufficient water capacity to serve the project.

Sanitary Sewers:

- An existing 12" diameter gravity sewer located along the south side of Columbus Avenue/Industrial Parkway flows from west to east and connects to the new 60" sanitary trunk main running south along Columbus Avenue/Industrial Parkway to the city's treatment facility. The site is tributary to this sewer and it has capacity to handle anticipated project flows. Portions of the site may be required to route to the west to the Keystone Crossing sewer as depth may be an issue.
- An existing 12" diameter gravity sewer is located along the south side of Professional Parkway within the Keystone Crossing, Section 1 development. The project site is tributary to this sewer and it has the capacity to handle the anticipated project flows. Portions of the site may be required to route to the Columbus Avenue/Industrial Parkway sewer due to depth issues.

Storm:

The site has two drainage areas within its boundary. Approximately 74 acres of the site drains to the southeast toward an existing culvert under Columbus Avenue/Industrial Parkway. The remaining 35 acres is tributary to the west toward Chestnut Street.

{00248478-11}

Revised January 27, 2017

Other Utilities:

- Electric service for this site is provided by the Dayton Power and Light Company. Per the Will Serve letter received from D.P. & L., sufficient power is available surrounding this site. Further coordination is needed at the time of preliminary design.
- Century Link currently has facilities available or will bring facilities to the site as needed.
- Gas service for the site is available from Columbia Gas along Industrial Parkway, Clymer Road and Chestnut Street.
- Time Warner Cable has facilities adjacent to the project site and is capable of providing service to the development.

Traffic:

- The development of Woodside will improve traffic in the vicinity of Woodside and adjacent areas by making necessary roadway improvements to Columbus Avenue/Industrial Parkway and extending Professional Parkway through the development to provide increased connectivity for properties west of Woodside onto Columbus Avenue/Industrial Parkway, bypassing the traffic congestion at the 5-way intersection north of Woodside.

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

The proposed PUD is contained within Subarea 5 of the Comprehensive Plan and is consistent with the Regional Commercial District Land Use designation. With its close proximity to the US 33 corridor and the Innovation Corridor, and its location along Columbus Avenue/Industrial Parkway, the development intends to provide a range of uses including housing and employment opportunities through commercial support services on site and in the area.

The tree preservation area creates a place for sustainability of the existing environment, protecting and enhancing the community vitality of the area and providing for community open space.

The land use transitions from north to south and tree protection area along the west portion of the site provide a logical transition from existing residential to the proposed uses.

{00248478-11}

Revised January 27, 2017

The proposed PUD is consistent with the overall intent for the area by providing employment and residential opportunities that will be complimentary to the Innovation Corridor. It also facilitates necessary transportation improvements to help alleviate any potential traffic congestion issues. The Professional Parkway future expansion provides an extended transportation network on the south side of the City to allow future traffic flow east and west.

Revised January 27, 2017

GENERAL DEVELOPMENT STANDARDS

Woodside will be developed in accordance with the Rezoning Standards, Sketch Plan - PUD Area Plan and the Codified Ordinances of the City of Marysville as in effect November 18, 2016 (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances. Woodside site acreage indicated herein shall be confirmed at time of the first Development Plan Application by the Applicant.

WOODSIDE PUD OVERALL DESIGN GOALS

All development within Woodside will strive to achieve the following goals:

- Create a Southern Gateway identity for the City of Marysville consistent with and complimentary to the nearby Innovation Corridor.
- Provide office, commercial, retail and entertainment activities integrated and accessible to adjoining residential uses within Woodside as well as the overall Marysville community.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses and connections to open space, parks and activity centers.
- Provide interesting and unique building architecture in keeping with traditional neighborhood development (TND) standards, encouraging design elements and materials reflective of the nearby Innovation Corridor and unique to the area (e.g. flat roofs, different architectural materials, etc.) and locating structures close to the roadway network.
- De-emphasize parking when located in front of buildings by screening, placement of parking to the rear and side of buildings whenever possible and appropriate and providing on-street parking.
- Provide useable and accessible open space by fronting open space on roadways when feasible, providing small open space pockets within individual developments, interconnecting open space between developments with pathway connections and providing vistas to open space.

ANTICIPATED PRESERVATION OF COLEMAN HOMESTEAD

The historic dwelling currently located at the northern end of the development known as the Coleman Homestead House (excluding outbuildings and additions to the original structure) is an architectural and historic treasure not only for the Woodside Development but the overall Marysville community. Subject to engineering and feasibility studies of the original structure and determination of appropriate ownership and long-term maintenance and upkeep, the original structure is anticipated to be preserved as a component of the Woodside Development. Current alternatives being considered are that the original structure could be restored and repurposed as a clubhouse, community center, heritage center, commercial office building or other comparable use.

Revised January 27, 2017

USES

Woodside will be developed as a fully integrated mixed use community applying new urbanism concepts appealing to millennials and empty nesters as a place to live, work and play and appealing to the overall Marysville community as an innovative development providing open spaces, access to nearby parks and providing for the extension of Professional Parkway.

A minimum of 50% and a maximum of 100% of the frontage of Woodside along Columbus Avenue/Industrial Parkway (approx. 1,000 ft.) at a minimum depth of 400' will be developed with office, commercial, retail and entertainment uses and the Coleman Homestead House may be repurposed as a commercial office space (referred to herein as "OCRE").

Permitted uses throughout Woodside shall be limited to the following Permitted Uses:

List of Woodside Permitted Uses

1. Professional Offices, including accounting, legal, medical and bookkeeping services
2. Barber shops, beauty shops, hair salons and personal care services
3. Child care centers
4. Banks, savings and loans and other financial services
5. General office uses
6. Home health care services
7. Insurance offices and agencies
8. General retail establishments
9. Computer maintenance and repair
10. Convenience stores
11. Dance Studios
12. Eating, drinking and entertainment establishments
13. General repair services
14. Hardware stores
15. Home furnishings, furniture and equipment stores
16. Electronics and appliances stores
17. Sporting goods, hobby, book and music stores
18. Postal, packaging, mailing and delivery services
19. Medical and dental laboratories
20. Miscellaneous health and allied services
21. Paint, glass and wallpaper stores
22. Physical fitness facilities
23. Personal and household goods repair and maintenance
24. Multifamily residential
25. Independent living, assisted living, memory care, skilled care or similar developments including one or more of the foregoing components, designed for senior housing options where services such as the foregoing are provided

Revised January 27, 2017

26. Flex office/warehouse containing business offices with adjoining warehouse space
27. For sale attached and detached dwelling units designed for empty nesters, controlled by either a condominium association or homeowner's association
28. Upon application to and approval of the Board of Zoning Appeals, uses in addition to the foregoing that are complimentary to the foregoing and represent new and or innovative uses occurring after the rezoning of Woodside shall be permitted as conditional uses

Notwithstanding the foregoing list of Permitted Uses within Woodside, no such uses shall include sexually oriented business establishments, as defined in Section 1123.01.

Those portions of Woodside not developed as OCRE will be developed with various multifamily, residential and senior housing options products included in Woodside Permitted Uses, as well as open space and parklands, all as further discussed herein.

DENSITY

Density for Woodside shall be calculated for multifamily dwelling units by using the overall approximately 107 acre site and shall be based on the maximum density permitted for the High Density Multi-Family District (R-5) under Section 1135.07 of the Codified Ordinances, being eight (8) dwelling units per gross acre. Based on this calculation, a total of 856 multifamily dwelling units shall be permitted to be developed within Woodside, subject to the further requirements, exclusions and limitations of these Development Standards. There shall be no limit on density for any individual acre so long as overall density limitations are maintained.

For purposes of calculating density within Woodside for multifamily dwelling units as proposed in the preceding paragraph, for sale developments designed for empty nesters including attached dwelling units containing not more than 6 units per building, or detached dwelling units, designed for control by either a condominium association or homeowner's association shall be included in density calculations.

For purposes of calculating density within Woodside, developments consisting solely of independent living, assisted living, memory care or similar developments including one or more of the foregoing components, designed for senior housing options where services such as the foregoing are provided shall not be included in density calculations.

MULTIFAMILY DEVELOPMENT REQUIREMENTS

1. Woodside will be developed with several multifamily developments, each of which will contain distinctive architecture, design and layout to provide a variety of housing options and to assure the City of Marysville of high quality development and a mix of architecture.
2. No single multifamily development within Woodside will contain more than 40% of the overall density permitted within Woodside in order to assure diversity of products and architecture.

Revised January 27, 2017

3. It is anticipated that multifamily developments within Woodside will be of varying architectural designs and layouts, with a variety of products from one story ranch style units to two and three story townhomes and flats.
4. Residential development incorporating multi story buildings (two and three story townhomes and flats units) shall consider incorporating site layouts and design elements reflective of TND development principles such as on-street parking, front doors facing a “street”, sidewalks connecting from the front door to a “street”, building facades parallel to straight street frontages, articulating front facades so as to prohibit the entire length to one flat plane, vistas greater than 600’ are terminated by buildings, open space or community structures, etc.
5. Notwithstanding the provisions of Section 1139.03, multifamily developments within Woodside shall be permitted to share common amenities such as clubhouses, pools and other community facilities.
6. Trash dumpsters and compactors should be located, if possible, to the side or rear of buildings and shall be screened per code.
7. Except as otherwise provided herein, all multifamily developments shall comply with Section 1137.16 of the Codified Ordinances [High Density Multi-Family Residential District (R-5)], Chapter 1144 of the Codified Ordinances (Design Review) and all other applicable provisions of the Codified Ordinances.

OCRE DEVELOPMENT REQUIREMENTS

1. Except as otherwise provided herein, all OCRE developments within Woodside shall comply with Section 1144.10 of the Codified Ordinances.
2. Except as otherwise provided herein, all OCRE developments within Woodside shall comply with Section 1137.21 [Business Residential District (B-R)], Chapter 1144 (Design Review) and all other applicable provisions of the Codified Ordinances.

SETBACKS AND HEIGHT LIMITATIONS

1. Residential setbacks from Dunham Street and Columbus Avenue/Industrial Parkway rights of way shall be 50 feet for buildings and 25 feet for pavement/parking.
2. OCRE setbacks from Columbus Avenue/Industrial Parkway rights of way shall be 25 feet for buildings and pavement/parking.
3. Residential and OCRE setbacks from the future extension of Professional Parkway right of way and from the west and south property lines of Woodside shall be 25 feet for buildings and pavement/parking.
4. Internal setbacks between different developments within Woodside shall be 10 feet for buildings and pavement/parking. Such internal setbacks may be eliminated when shared

Revised January 27, 2017

loading/parking/access drives are approved as part of an Exterior/Landscape Plan approval by the Design Review Board.

5. There shall be no additional internal setback required from the open space along the west property line of Woodside.
6. Internal setbacks between buildings within multifamily developments shall be determined based solely on fire code.
7. The maximum number of stories permitted in any building shall be 3 stories with an overall height limit of 45' plus architectural features such as cupolas and chimneys.

COMMON OPEN SPACE

1. Approximately 13 acres along the western boundary of Woodside, as depicted on the Sketch Plan, consists of woods, wetlands, open grassy areas and an existing pond. These areas will be maintained in designated and restricted preservation zones. An additional open space of approximately 6 acres is anticipated to include a stormwater management area located south of the Professional Parkway Extension. All these areas will include walking/bike paths. The 13 acres along the western boundary shall at a minimum include at least one of the following elements: picnic shelter, pavilion, viewing platform and /or fitness station or other feature/element as approved as part of Development Plans for these areas, thereby allowing them to count towards the common open space requirements and density calculations for Woodside. It is anticipated that individual multifamily and other residential type developments within Woodside will also incorporate additional open space in the nature of pocket parks, recreational areas, etc.
2. All common open space configurations, calculations and walking/bike paths shall be presented and finalized at time of Exterior/Landscape Plan review and approval before the Design Review Board.
3. The walking/bike paths to be installed as a part of the Woodside development will not only provide connectivity for all developments within Woodside, but will also provide connectivity for all residents of Marysville to nearby parks.

ACCESS, PARKING, LOADING AND PEDESTRIAN CONNECTIVITY

1. A traffic study will be undertaken by the applicant and/or developer at the time of the first Exterior/Landscape Plan Application to determine the exact location and configuration of Columbus Avenue/Industrial Parkway right of way dedication and improvements. The Applicant and/or developer will be responsible for the appropriate roadway improvements stipulated within the Traffic Study including curbing and a 5' sidewalk on the Woodside development side of Columbus Avenue/Industrial Parkway.
2. A 60' foot right of way shall be planned for the extension of Professional Parkway in an alignment agreed upon between the Applicant and/or developer and the City as generally

Revised January 27, 2017

shown on the Sketch Plan and finalized at the time of Exterior/Landscape Plan application and approval by the Design Review Board. The location and alignment of Professional Parkway internally within Woodside will be finally determined at the time of Exterior/Landscape Plan application and approval by the Design Review Board and may be constructed in multiple phases as development of Woodside warrants. The design of the Professional Parkway extension will be consistent with the section built through Keystone Crossing unless an alternate design is agreed upon between the Applicant and/or developer and the City.

3. Except as otherwise provided herein, parking spaces shall be provided in accordance with the Codified Ordinances. Within multifamily developments, on-street parking shall be permitted on private streets and such parking shall count towards parking requirements under the Codified Ordinances.
4. Parking lots and parking areas shall be de-emphasized from view along public rights of way by utilizing appropriate screening such as landscaping, earthmounds, fences, walls, or other screening methods approved with an Exterior/Landscape Plan. Where feasible, residential parking, located in front of a building (not accessed by a front load garage or located on a driveway) should consider incorporating on-street parking (parallel or diagonal) as part of an urban streetscape as typically seen in traditional neighborhood developments. Parking spaces or parking lots located to the side or rear of buildings shall not be required to meet this standard.
5. Sidewalks 4 feet in width shall be constructed along Professional Parkway consistent with the built section to the west, unless an alternate pedestrian plan is presented (e.g. walking paths/bike trails). Sidewalks shall be encouraged but not be required on internal private streets, however, a plan for internal pedestrian connectivity shall be provided at time of an Exterior/Landscape Plan Application.

LANDSCAPING

Landscaping and screening, including tree preservation, shall be in accordance with the Codified Ordinances per Section 1140.01 unless variant standards are indicated below:

1. Within the parking setback along the proposed residential portions of Columbus Avenue/Industrial Parkway and the future extension of Professional Parkway, the landscape treatment shall include a minimum 3' undulating earth mound installed and planted with 2 deciduous trees and 3 ornamental trees per 100' and evergreen shrubs. Total amount of trees required shall be calculated based on overall length and may be planted in groupings to reflect a cohesive landscape concept.
2. A gateway feature and landscape concept shall be provided for the OCRE frontage area adjacent to Columbus Avenue/Industrial Parkway including the intersection of Columbus Avenue/Industrial Parkway and Professional Parkway. The concept will be a unique theme incorporating materials such as stone, brick, glass and/or metal panels into elements designed in such a way to reflect the theme of the Innovation Corridor and southern gateway to the City. The overall design concept shall be provided at time of first Exterior/Landscape

Revised January 27, 2017

Plan Application. The gateway feature will be installed as a part of the Phase 2 development of Woodside as discussed below in Project Phasing.

3. Parking in front of OCRE developments adjacent to Columbus Avenue/Industrial Parkway will be limited to one (1) bay with parking on both sides of center aisle and will be appropriately screened by mounding and low growing shrubbery (except for access points); provided that such screening will not be of such a height or nature that it detracts from signage and visibility for such OCRE developments from Columbus Avenue/Industrial Parkway.
4. A buffer treatment concept shall be provided for the area adjacent to Dunham Street at time of an Exterior/Landscape Plan Application for this area.
5. A landscape concept shall be provided at time of an Exterior/Landscape Plan Application for the area south of the Professional Parkway extension. This area is anticipated to include stormwater management facilities, open space and walking/bike paths.
6. All residential buildings shall include foundation planting along the entire front façade and along the side façade if it faces an internal street or drive.

LOT COVERAGE

The open space and setbacks along the public road right-of-ways within and adjacent to Woodside total approximately 23.2 acres or 22% open space for the entire site. The balance of the site area, not contained within the open spaces and setbacks is approximately 83.7 acres. This remaining site area shall have a maximum site coverage for buildings and pavement of 80% on each individual lot or development parcel as it is developed. In the development of this 83.7 acre net developable area, the Applicant will cause Woodside, at the time of the last Exterior/Landscape Plan Application and approval for Woodside, to have an overall maximum lot coverage for buildings and pavement not to exceed 80%. During the development of Woodside, Exterior/Landscape Plan Applications may contain lot coverage as above provided exceeding 80%, but in doing so, the Applicant will provide to the City a justification for such excess and a plan for balancing the overall development of Woodside in order that such 80% maximum is not exceeded at full buildout and development of Woodside.

ARCHITECTURE

The architectural style and quality for Woodside will be innovative and creative with particular emphasis on TND design concepts. While not final and conclusive, it is the Applicant's intention that much of the architecture within Woodside will be similar to the architecture shown on the Illustrative Plan accompanying the Sketch Plan Application. In developing Woodside, the Applicant anticipates employing architecture and design elements that will be similar or complimentary to the Innovation Corridor.

The front façade of each building and any building elevation having substantial visibility from adjacent public street right of ways shall contain not less than 25% wood, cementitious siding, brick, brick veneer, stone, stone veneer, stucco, EIFS, other so-called natural materials or contemporary

Revised January 27, 2017

durable materials, as defined in Section 144.04(c). The remainder of such front façade or elevations substantially visible from adjacent public street right of ways shall be permitted to use such materials or any combination thereof or architectural grade vinyl siding having a minimum thickness of .044"; provided that in the case of OCRE buildings, in lieu of architectural grade vinyl siding as above referenced, for the remainder of such front façade or elevation substantially visible from adjacent public street right of ways and all other exterior elevations, split faced block shall be permitted. With respect to all building elevations other than those cited above, any combination or the above referenced materials, including architectural grade vinyl siding, shall be permitted.

Subject to engineering and feasibility studies as highlighted in Anticipated Preservation of Coleman Homestead herein, it is currently anticipated that the Coleman Homestead House (excluding outbuildings and additions to the original structure) will be preserved and maintained as a part of the Phase 1 development of Woodside or a separate commercial office building, as further provided herein under Project Phasing. The final plans for the Coleman Homestead House, its preservation and use, will be included as a part of an Exterior/Landscape Plan Application for Phase 1.

Other open space improvements and facilities will be presented as a part of Exterior/Landscape Application(s) for each Phase of Woodside.

VARIANCES AND DIVERGENCES

In addition to those variances and divergences from the Codified Ordinances otherwise set forth herein, the following variances and divergences from the Codified Ordinances shall apply to Woodside:

1. The yard requirements of Section 1139.11 shall not apply to each individual building within a multifamily development and the provisions of this PUD Development Text shall apply and control.
2. The limitations and restrictions on accessory buildings in residential districts contained in Section 1139.20 shall not apply to Woodside multifamily developments. Multifamily developments shall be permitted to have clubhouses, pools, recreational areas, etc. as determined at the time of Exterior/Landscape Plan Application and approval for each such multifamily development.
3. The provisions of Section 1141.12(f)(1)(E) requiring multifamily developments to provide 2 parking spaces per unit plus guest parking at a rate of 1 space per 4 units shall not apply to Woodside multifamily developments, all of which shall park at a ratio of 1.7 parking spaces per unit.
4. The provisions of Section 1144.09(a)(1) and 1144.10(a)(1) requiring buildings within Woodside to be designed to be seen from three hundred sixty (360) degrees and have the same level of finish on all elevations shall not apply to Woodside ; provided, however that all buildings having elevations that are substantially visible from adjacent public street right of ways shall comply with the provisions of the aforementioned Sections.

Revised January 27, 2017

5. The provisions of Section 1144.09(a)(4) and 1144.10(a)(5) requiring the use of certain designated natural materials on exterior elevations shall not apply. In lieu thereof, the front façade only of each building shall contain not less than 25% wood, cementitious siding, brick, brick veneer, stone, stone veneer, stucco, EIFS, other so-called natural materials or contemporary durable materials, as defined in Section 1144.04(c). The remainder of such front façade and all other exterior elevations shall be permitted to use such materials or any combination thereof or architectural grade vinyl siding having a minimum thickness of .044"; provided that in the case of OCRE buildings, in lieu of architectural grade vinyl siding as above referenced for the remainder of the front façade and all other exterior elevations, split faced block shall be permitted.
6. The provisions of Section 1144.10(d)(2) are modified to permit parking one (1) bay with parking on both sides of center aisle in front of OCRE developments so long as appropriate screening is included in the Exterior/Landscape Plan Application.

To the extent the Applicant or any developer of lands within Woodside desires additional variances and/or divergences not contained herein, or as above provided, such additional variances or divergences shall require an amendment to these PUD Development Standards by Planning Commission; provided that minor divergences may be granted by City Engineering, Planning and Zoning Staff so long as generally in keeping with these PUD Development Standards. Notwithstanding the foregoing, until such time as the Applicant no longer owns or controls any portion of Woodside, no Application seeking additional variances or divergences shall be considered by Planning Commission or City Engineering, Planning and Zoning Staff unless Applicant has consented thereto in writing.

PROJECT PHASING

It is anticipated that development of Woodside will commence and proceed as users are obtained and all required approvals are obtained from the City of Marysville.

Phase 1 is anticipated to commence with the construction of multifamily units in the northern quadrant of Woodside, necessary utility extensions and improvements along Columbus Avenue / Industrial Parkway and Dunham Street. A stormwater management area to be generally located as shown on the Sketch Plan - PUD Area Plan will be constructed in the southern portion of the property as part of the Phase 1 Development. This stormwater management area would be designed to serve the entire Woodside development. The Coleman Homestead House will be repurposed as a part of Phase 1.

Phase 2 is anticipated to include the development of the OCRE area designated on the Sketch Plan – PUD Area Plan, necessary utility extensions and required improvements along Columbus Avenue/ Industrial Parkway. Phase 2 will include construction of the first 500' of Professional Parkway from Columbus Avenue/ Industrial Parkway into the property as part of commercial development occurring within the OCRE area and the southern gateway feature.

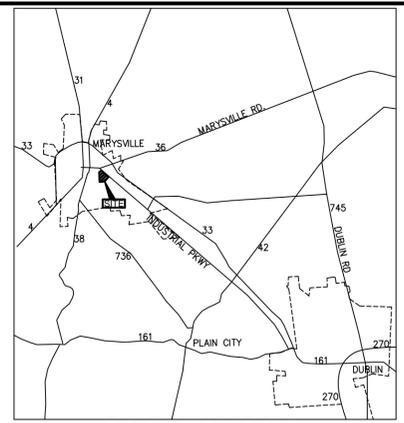
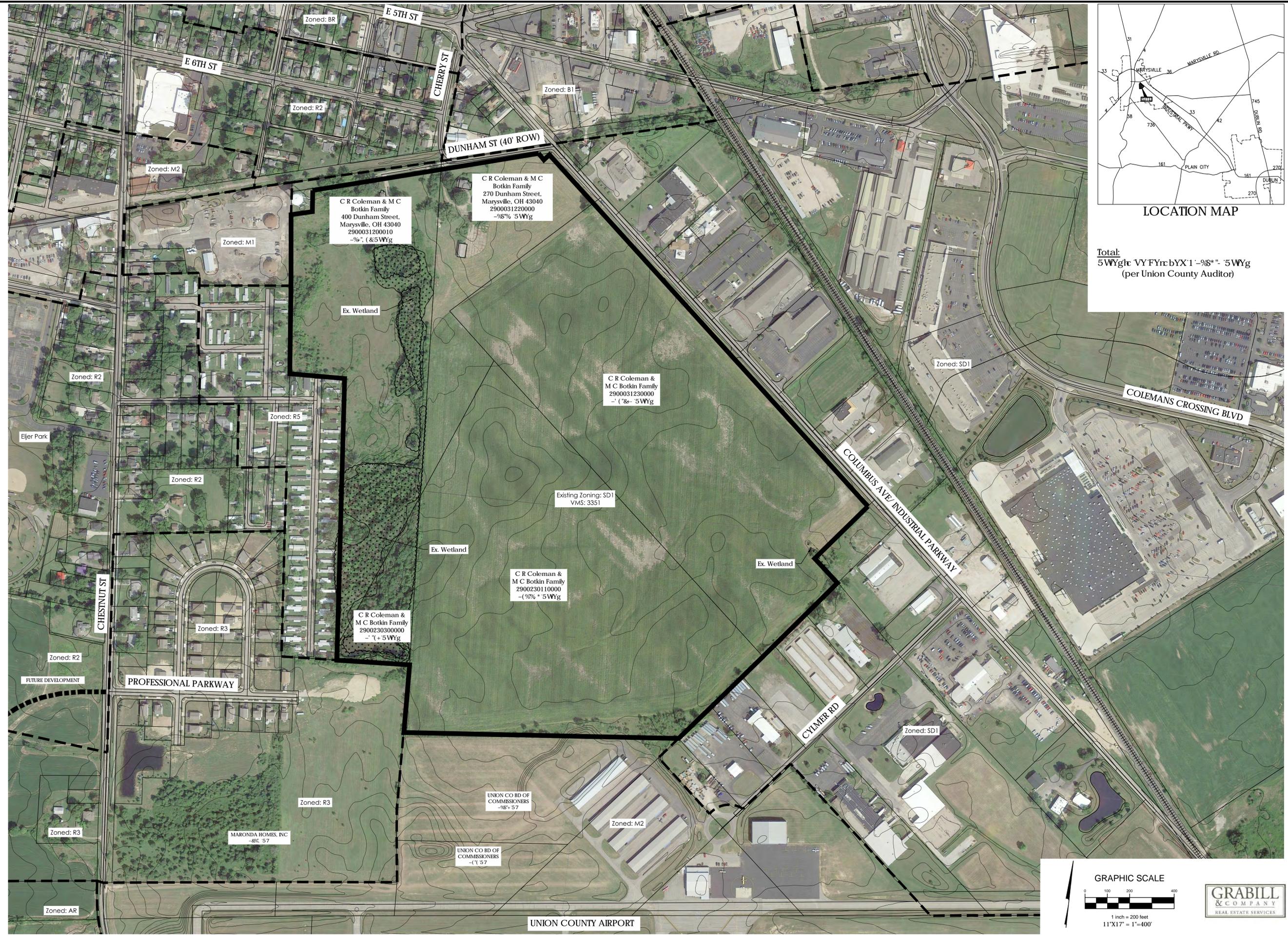
Phase 3 is anticipated to include the development of all areas beyond the OCRE area as designated on the Sketch Plan – PUD Area Plan. This phase will be developed as several sub-

Revised January 27, 2017

phases and would include necessary utility extensions and the completion of Professional Parkway to the west property line of each sub-phase.

The Applicant anticipates the development of Woodside to continue over a period of years as users become available.

C:\DHD\101\Project01\20160906\DWG\04\Sheets\Pub Sketchplan\20160906-AREA PLAN.dwg - Last Saved By: jmaxwell, 11/17/2016 9:38 PM - Last Printed By: Maxwell, Justin, 11/17/2016 9:41 AM - Plotted: 20160922 - CS - BEER - L1000 - 20160922 - CS - BEER - F



LOCATION MAP

Total:
 5WYg + 1VYFYrc + bYX'1 - % 5WYg
 (per Union County Auditor)

MARK	DATE	DESCRIPTION

Applicant: The Robert Weller Company
 10 North High Street, Suite 401, Columbus, OH 43221

Property Owner: Dr. Carl Coleman
 10220 Ashton Chase, Powell, OH 43065

MARYSVILLE, UNION COUNTY, OHIO

FOR

WOODSIDE

SKETCH PLAN- EXISTING AREA MAP

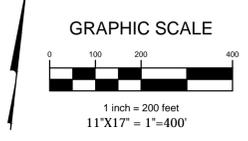


DATE
 NOVEMBER 18, 2016

SCALE
 As Noted

JOB NO.
 2016-0906

SHEET
 02





1. Community Wooded Wetland and Tree Preservation Area
2. Community Walking Path Through Preservation Area
3. Community Walking Paths/Bike Trails
4. Empty Nester Architectural Imagery
5. Community Recreational Facility and Community Open Space
6. Community Entertainment and Retail Imagery
7. Community Entertainment and Retail Imagery
8. Millennial Architectural Imagery Overlooking Pocket Park
9. Townhome Architectural Imagery
10. Millennial Architectural Imagery Overlooking Entry Boulevard
11. Community Observation Pavilion
12. Community pavilion At Terminal Vista
13. Micro-pool with Bird Balls
14. Townhome Architectural Imagery
15. On street parking
16. Parking located in rear of units
17. Uses interconnected by paths and roads
18. Gateway Landscape Treatment and Entry Feature
19. Units and Roads Front Open Space

PROPERTIES ADJACENT TO WOODSIDE COMERCE PARK AND RESIDENTIAL DEVELOPMENT

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2900230080470	ANDERSON, JOSHUA D & MILA	636 PROFESSIONAL PKWY	MARYSVILLE, OHIO 43040				0.2066	X
2900230080530	WEHMEIER, DANIEL L & RACHEL	635 PROFESSIONAL PKWY	MARYSVILLE, OHIO 43040				0.1791	X
2900230080000	MARONDA HOMES INC			MARONDA HOMES INC	3811 TWIN CREEKS DR	COLUMBUS, OH 43204-5005	21.897	X
2900230100000	UNION CO BD OF COMMISSIONERS			MARYSVILLE AVIATION CENTER	PO BOX 7	MARYSVILLE, OH 43040-0007	10.692	X
2900230380000	RYAN PROPERY MANAGEMENT, LTD.	CLYMER RD	MARYSVILLE, OHIO 43040				1.21	
2900230370000	RYAN PROPERY MANAGEMENT, LTD.	727 CLYMER RD	MARYSVILLE, OHIO 43040				1.99	X
2900230360000	RYAN PROPERY MANAGEMENT, LTD.	711 CLYMER RD	MARYSVILLE, OHIO 43040				2	X
2900230350000	HARDIN JOYCE & HAROLD TRUST	CLYMER RD	MARYSVILLE, OHIO 43040		10665 SAWMILL RD	POWELL, OH 43065-9645	2	X
2900230340000	MONTGOMERY ROBERT & SONG CHA	679 CLYMER RD	MARYSVILLE, OHIO 43040		343 CALVARY RD	MARYSVILLE, OH 43040-5576	1.99	X
2900230330000	TT PROPERTY LLC	639 CLYMER RD	MARYSVILLE, OHIO 43040				2	X
2900031231000	MARYSVILLE LANES LTD	COLUMBUS AVE	MARYSVILLE, OHIO 43040		605 W 5TH ST	MARYSVILLE, OH 43040-1023	1.2	X
2900230160000	COLSAVE, LLC	1196-1200 COLUMBUS AVENUE	MARYSVILLE, OHIO 43040		2084 US HWY 68	BELLEFONTAINE, OH 43311-8909	2.45	X
2900230166000	THOM-WOOD LLC	1180 COLUMBUS AVE	MARYSVILLE, OHIO 43040		1537 ST RT 292 S.	ZANESFIELD, OH 43360	1.01	X
2900230165000	LUTZ COMMERCE PARK LTD	1042 INDUSTRIAL PARKWAY	MARYSVILLE, OHIO 43040		6111 KARRER PL	DUBLIN, OH 43017-1408	2.14	X
2900230168000	LUTZ COMMERCE PARK LTD	INDUSTRIAL PARKWAY	MARYSVILLE, OHIO 43040		6111 KARRER PL	DUBLIN, OH 43017-1408	2.66	X
2900230164000	GEORGETOWN KENTUCKY INVESTORS	1000 INDUSTRIAL PARKWAY	MARYSVILLE, OHIO 43040		PO BOX 8309	COLUMBUS, OH 43201-0309	2.17	X
2900230162000	THREE BOYS INCORPORATED	972 COLUMBUS AVE	MARYSVILLE, OHIO 43040		968 COLUMBUS AVE	MARYSVILLE, OH 43040-9501	1.49	X
2900230161000	THREE BOYS INCORPORATED	INDUSTRIAL PARKWAY	MARYSVILLE, OHIO 43040		968 COLUMBUS AVE	MARYSVILLE, OH 43040-9501	1.23	X
2900230140000	THREE BOYS INCORPORATED	968 COLUMBUS AV	MARYSVILLE, OHIO 43040		968 COLUMBUS AVE	MARYSVILLE, OH 43040-9501	0.68	X
2900230130000	FRED & SHERRY MYERS ENTERPRISES LTD	948 COLUMBUS AVE	MARYSVILLE, OHIO 43040-9501				2.206	X
2900230170000	DEMATTEO THOMAS A & KATHY L	900 COLUMBUS AVE	MARYSVILLE, OHIO 43040	DEMATTEO, THOMAS	900 COLUMBUS AVE	MARYSVILLE, OH 43040	2.67	X
2900031250000	PLANK DANIEL HE & EMOGENE E	892 COLUMBUS AVE	MARYSVILLE, OHIO 43040				0.28	X
2900042360000	VANHOOSE ROBERT & KAREN	843 COLUMBUS AVE	MARYSVILLE, OHIO 43040		17880 TIMBER LN	MARYSVILLE, OH 43040-9022	0	X
2900042290000	VANHOOSE ROBERT L & KAREN L	138 S CHERRY ST	MARYSVILLE, OHIO 43040				0.3	X
2900042280000	GRAVES ROLAND E & STEVEN L HODGSON	729 E 6TH ST	MARYSVILLE, OHIO 43040				0	X
2900042270000	GIBSON ROGER D & ERLENE	725 E 6TH ST	MARYSVILLE, OHIO 43040				0	X
2900042230000	BEARDSLEY BARTON D	610 POPLAR ST	MARYSVILLE, OHIO 43040				0	X
2900042220000	COMBS SCOTT R & JILL E	225 POPLAR ST	MARYSVILLE, OHIO 43040				0	X
2900042120000	SCHEIDERER DAVID G TRUSTEE	234 VINE ST	MARYSVILLE, OHIO 43040	SCHEIDER, DAVID G TTEE	311 BUERGER RD	MARYSVILLE, OH 43040-1225	0	X
2900031180000	STATE OF OHIO	400 S CHESTNUT	MARYSVILLE, OHIO 43040		2829 W DUBLIN GRANVILLE RD	COLUMBUS, OH 43235-2712	5.63	
291525M000000	STIDAM JAMES D & RENE A	63 SUMAC DR LOT 63	MARYSVILLE, OHIO 43040				0	X
290027M000000	ALBERT BRADLEY	62 SUMAC DR LOT 62	MARYSVILLE, OHIO 43040				0	X
290468M000000	MYERS, TANNER	56 SUMAC DR LOT 56	MARYSVILLE, OHIO 43040				0	X
290062M000000	COUNTRYSIDE ESTATES	55 SUMAC DR LOT 55	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	X
290650M000000	COUNTRYSIDE ESTATES	53 SUMAC DR LOT 53	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290049M000000	CHURCH ANTHONY S	569 E 10TH ST LOT 112	MARYSVILLE, OHIO 43040				0	X
292628M000000	BURGESS ANDREW MICHAEL	113 HEMLOCK DR	MARYSVILLE, OHIO 43040				0	
290126M000000	WALLACE DANICA A	114 HEMLOCK DR LOT 114	MARYSVILLE, OHIO 43040				0	X
290142M000000	COUNTRYSIDE ESTATES	116 HEMLOCK DR LOT 116	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
291125M000000	COUNTRYSIDE ESTATES	118 HEMLOCK DR LOT 118	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
292571M000000	RATLIFF JESSICA A	120 HEMLOCK DR LOT 120	MARYSVILLE, OHIO 43040				0	X
290017M000000	NICOL KENNETH E JR	122 HEMLOCK DR LOT 122	MARYSVILLE, OHIO 43040				0	X
290448M000000	COUNTRYSIDE ESTATES	124 HEMLOCK DR LOT 124	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290765M000000	CRAFT TERRY	126 HEMLOCK DR LOT 126	MARYSVILLE, OHIO 43040				0	X
291329M000000	COUNTRYSIDE ESTATES	128 HEMLOCK DR LOT 128	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290419M000000	CREMEANS ARLENE F	130 HEMLOCK DR LOT 130	MARYSVILLE, OHIO 43040				0	X
290496M000000	COUNTRYSIDE ESTATES	132 HEMLOCK DR LOT 132	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290345M000000	LANTZ JESSICA	134 HEMLOCK DR LOT 134	MARYSVILLE, OHIO 43040	COUNTRY SIDE ESTATES	PO BOX 1649	OAKDALE, CA 65361	0	
290537M000000	COUNTRYSIDE ESTATES	136 HEMLOCK DR LOT 136	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290077M000000	COUNTRYSIDE ESTATES	138 HEMLOCK DR LOT 138	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
291794M000000	ENGLE WANDA	140 HEMLOCK DR LOT 140	MARYSVILLE, OHIO 43040				0	X
290257M000000	COUNTRYSIDE ESTATES	142 HEMLOCK DR LOT 142	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290405M000000	MILLS TIMMOTHY W	144 HEMLOCK DR LOT 144	MARYSVILLE, OHIO 43040				0	X
290944M000000	COUNTRYSIDE ESTATES	146 HEMLOCK DR LOT 146	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
292633M000000	COUNTRYSIDE ESTATES	148 HEMLOCK DR LOT 148	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
291383M000000	COUNTRYSIDE ESTATES	150 HEMLOCK DR LOT 150	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290609M000000	COUNTRYSIDE ESTATES	152 HEMLOCK DR LOT 152	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290344M000000	BENNETT PATRICIA E	154 HEMLOCK DR LOT 154	MARYSVILLE, OHIO 43040				0	X
290722M000000	COUNTRYSIDE ESTATES	156 HEMLOCK DR LOT 156	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
291194M000000	COUNTRYSIDE ESTATES	158 HEMLOCK DR LOT 158	MARYSVILLE, OHIO 43040		PO BOX 1649	OAKDALE, CA 65361	0	
290424M000000	VAN DUZEN D ADAM & HALEY HANSEN	160 HEMLOCK DR LOT 160	MARYSVILLE, OHIO 43040				0	X

PROPERTIES ADJACENT TO WOODSIDE COMERCE PARK AND RESIDENTIAL DEVELOPMENT

290233M00000	COUNTRYSIDE ESTATES	162 HEMLOCK DR LOT 162	MARYSVILLE, OHIO 43040	PO BOX 1649	OAKDALE, CA 65361	0	
291799M00000	SPARKS ERNEST & SHIRLEY	164 HEMLOCK DR LOT 164	MARYSVILLE, OHIO 43040			0	X
290034M00000	LOVE GARY E	168 HEMLOCK DR LOT 168	MARYSVILLE, OHIO 43040			0	X



July 31, 2013

EMH&T
Attn: David M. Thomas
5500 New Albany Rd.
Columbus, OH 43054

Re: Coleman-Botkin Family Farm Site, Job# 2013-0823

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve the natural gas needs for the new proposed project. This letter is to confirm COH does have facilities along Industrial Parkway, Clymer Rd. and Chestnut Rd. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 614-406-7444. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,

A handwritten signature in black ink that reads "Donna Young". The signature is written in a cursive, flowing style.

Donna Young
New Business Development Manager
Columbia Gas of Ohio, Inc.

Menerey, Linda

From: Menerey, Linda
Sent: Tuesday, January 03, 2017 12:22 PM
To: Crosier, Brian
Cc: John Popio; Kramer, Jeff; 'pat@grabill.biz'; David Fisher (DavidFisher@KephartFisher.com); Menerey, Linda
Subject: RE: Woodside: Coleman Botkin Parcel- Marysville Ohio
Attachments: 2016-12-20 20160296-Airport Exhibit.pdf
Categories: Filed by Newforma

Thanks Brian for the quick response!

I guess when we spoke last month, we didn't talk about the stormwater management area.

Our drawing does show conceptual stormwater areas and we have committed for the larger area to be a dry basin or other acceptable BMP to meet the guidelines below.

In the micropool/forebay we proposed bird balls and presented that in the meeting to the City of Marysville. Linda

From: Crosier, Brian [mailto:Brian.Crosier@stantec.com]
Sent: Tuesday, January 03, 2017 11:55 AM
To: Menerey, Linda <lmenerey@emht.com>
Cc: John Popio <johnpopio@gmail.com>; Kramer, Jeff <Jeff.Kramer@stantec.com>
Subject: RE: Woodside: Coleman Botkin Parcel- Marysville Ohio

Linda,

Sorry about that. Our offices were closed last week.

I do not foresee height restrictions being a limiting factor based on the location of your development. The distance from the runway centerline to your nearest property line is approximately 990' (your 940' dimension appears to be referencing the parallel taxiway). Per your drawing, the ground at your property line appears to be 2 feet lower than the runway at a minimum. Based on these measurements, the allowable height above ground at your property line would be at least 107'. As we discussed on the phone, you will need to file a 7460 with the FAA and state for airspace review. The website to access this information is listed on the next line. However you will most likely receive no objection to the construction as it relates to airspace.

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

The bigger concern is with the ponds that you propose to install. Jeff Kramer, my supervisor, stated that this has already been discussed. I have included him on this e-mail in case he would like to provide any additional clarification/comments. The Airport Authority is obligated to object to any incompatible land use (including wildlife attractants) that is proposed to be installed around the airport. Detention ponds do have the potential to attract wildlife. The FAA provides guidelines on what is preferable for new storm water facilities. They are as follows:

From FAA Advisory Circular 150/5200-33B, Section 2-3

- a. New storm water management facilities.** The FAA strongly recommends that off-airport storm water management systems located within the separations identified in Sections 1-2 through 1-4 be designed and operated so as not to create above-ground standing water. Stormwater detention ponds should be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and remain completely dry between

storms. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. When it is not possible to place these ponds away from an airport's AOA, airport operators should use physical barriers, such as bird balls, wires grids, pillows, or netting, to prevent access of hazardous wildlife to open water and minimize aircraft-wildlife interactions. When physical barriers are used, airport operators must evaluate their use and ensure they will not adversely affect water rescue. Before installing any physical barriers over detention ponds on Part 139 airports, airport operators must get approval from the appropriate FAA Regional Airports Division Office. All vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated. If soil conditions and other requirements allow, the FAA encourages the use of underground storm water infiltration systems, such as French drains or buried rock fields, because they are less attractive to wildlife.

We would ask that you to consider these recommendations in your design.

Please feel free to get back with me if you have any further questions or need additional information.

Brian K. Crosier, P.E.

Airport Engineer
Stantec
1500 Lake Shore Drive Suite 100, Columbus OH 43204-3800
Phone: (614) 643-4358
Cell: (614) 563-6349
Fax: (614) 485-5015
brian.crosier@stantec.com



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Please consider the environment before printing this email.

From: Menerey, Linda [<mailto:lmenerey@emht.com>]
Sent: Tuesday, January 03, 2017 11:00 AM
To: Crosier, Brian <Brian.Crosier@stantec.com>
Cc: 'pat@grabill.biz' <pat@grabill.biz>; Skip Weiler <skip@rweiler.com>; David Fisher (DavidFisher@KephartFisher.com) <DavidFisher@KephartFisher.com>; Menerey, Linda <lmenerey@emht.com>
Subject: FW: Woodside: Coleman Botkin Parcel- Marysville Ohio

Hi Brian:

Sent this before Christmas and am hoping to get a response from you that I can share with the city as part of our zoning submittal Due January 13th.

Can you take a look at the attached exhibit and confirm the process and that in your experience, the building heights with the distances and elevations from the runway should be acceptable by the FAa.

Thanks,
Linda

Linda M. Menerey ASLA, PLA
Associate



EMH&T Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
v. 614.775.4710 | c. 614.578.3727 | lmenerey@emht.com
emht.com

From: Menerey, Linda

Sent: Tuesday, December 20, 2016 3:24 PM

To: brian.crosier@stantec.com

Cc: Menerey, Linda <lmeneray@emht.com>; 'pat@grabill.biz' <pat@grabill.biz>; Skip Weiler <skip@rweiler.com>; David Fisher (DavidFisher@KephartFisher.com) <DavidFisher@KephartFisher.com>

Subject: Woodside: Coleman Botkin Parcel- Marysville Ohio

Brian:

Thanks for speaking with me yesterday.

As I mentioned, we are working on a rezoning of the attached parcel adjacent to the airport.

John Popio asked we coordinate with you regarding proposed building heights on our property.

The City has also asked that we determine if our proposed heights will be acceptable to the airport.

Attached is our current Sketch Plan in for rezoning.

We are proposing the closest structure could be a maximum of 45' in height and located approximately 940' north of the runway. (There is a dimension line shown on the plan.)

We do not have topo, buildings designed or any engineering prepared on this site.

I would estimate the height of the building might be somewhere around elevation 1045 based on the USGS contours ?

Could you please take a look at our plan and the runway elevation and outline for me what we discussed yesterday in regard to distances , height, FAA approvals necessary and your option as to whether the proposed height and distances are something that could be approved by the FAA?

Thanks,

Linda

Linda M. Menerey ASLA, PLA
Associate



EMH&T Engineers, Surveyors, Planners, Scientists

5500 New Albany Road, Columbus, OH 43054

v. 614.775.4710 | c. 614.578.3727 | lmeneray@emht.com

emht.com

Learn about EMH&T's leadership in sustainable design by clicking [NEXTGENERATIONGREEN™](#).

CONFIDENTIALITY NOTICE: This e-mail message is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately.



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

January 26, 2017

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Final Plat Review – Adena Pointe - Section 5

Following are the comments received for the Final Plat Review of the development known as Adena Pointe Section 5, located on Weaver Road.

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

City Engineering/Public Service:

1. The dates on the title sheet shall reflect "2017" versus "2015"
2. Please confirm the actual property owner as shown on the title sheet. The Union County Auditor's website indicates "Adena Point Investments, LLC" currently owns this parcel.
3. Per a settlement with the adjacent property owner, it is my understanding that a thirty (30) foot exclusive sanitary sewer easement shall be provided on the eastern side of this development. Please provide proof that this requirement does not apply.
4. The recording information for the adjacent Weaver Ridge subdivision plat should be shown on Sheet 2.
5. A minimum fifteen (15) foot easement shall be provided along the entirety of the proposed right-of-way.

City Planning and Zoning:

1. No Comments

City Fire:

- No comments received.

City Police:

- No comments received.

City Division of Water:

- No comments received.

City Division of Wastewater:

- No comments received.

City/County Economic Development Director:

- No Comments

Union County Engineer:

- No Comments

Union County Health Department:

- No comments received.

Union County Soil and Water:

- No comments received.

If you have any questions about the aforementioned items, please feel free to contact myself at (937) 645-7358 / email: jhoyst@marysvilleohio.org or Chad Flowers at (937) 645-7361 / email: cflowers@marysvilleohio.org

RECEIVED

JAN 17 2017

CITY OF
MARYSVILLE



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

**APPLICATION FOR MAJOR SUBDIVISION APPROVAL
(FINAL PLAT)**

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

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

Project Site Information (Please print clearly)

Address of land or Subdivision name: ADENA POINTE SECTION 5

Present Zoning District: R-2 Present Use of the Land: RESIDENTIAL

Proposed Zoning District: R-2 Proposed Use of the Land: RESIDENTIAL

Owner of Property: FISCHER DEVELOPMENT COMPANY

Owner's Address (Street): 3940 OLYMPIC BLVD, SUITE 100

City, State and Zip Code: ERLANGER, KY 41018

Owner's Telephone Number: (317) 489-7096

Applicant Information (Please print clearly)

Applicant: JAMES T. WATKINS Owner Agent Representative Other

Company: WATCON CONSULTING ENGINEERS AND SURVEYORS, LLC.

Address (street): 83 SHULL AVENUE

City, State, and Zip Code: GAHANNA, OH 43230

Telephone Number: (614) 414-7979

E-mail Address: jim@watconeng.com

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

Adena Pointe Section 5

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 4.759 acres of land, more or less, said 4.759 acres being part of those tracts of land conveyed to FISCHER DEVELOPMENT COMPANY a Kentucky Corporation by deeds of record in Instrument Number _____, Recorder's Office, Union County, Ohio.

The undersigned, FISCHER DEVELOPMENT COMPANY a Kentucky Corporation through, TODD E. HUSS, President, being owner of all the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents "ADENA POINTE, SECTION 5", a subdivision containing 12 lots, both inclusive, and an area designated as Reserve "A" and does hereby accept this plat of same and does hereby accept this plat of same and dedicates to public use, as such, all of the Road and Drives (0.634 acres of land, more or less) shown hereon and heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above ground structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Marysville Engineer. Easement areas shown hereon outside the platted area are within land owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Drainage (PU) Easement" for the construction, operation, and maintenance of storm water runoff drains, facilities. Such facilities shall be owned and maintained by a Homeowner's Association for the Adena Pointe development. Said facilities will not be dedicated to the City of Marysville and the City of Marysville will not be responsible for the maintenance of said facilities.

All common side yard property lines shall have a 5ft "Private Community Drainage Easement" (PCDSE). This Drainage Easement shall be maintained continuously by the lot owner(s). Within the Private Community Drainage Easements, no structure(s), planting(s), culvert or other materials shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

DEDICATION

Known by all men by these presents that TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation proprietors of the land indicated on the accompanying plat have authorized the platting there of and do hereby dedicate the Buckmeyer Drive, and Cowan Creek Drive, to the public use forever.

FISCHER DEVELOPMENT COMPANY
A KENTUCKY CORPORATION

Witnesses By TODD E. HUSS, President

STATE OF KENTUCKY

Before me, a Notary Public in and for said State, personally came TODD E. HUSS President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation, on behalf of the corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2015.

My commission expires _____ Notary Public, Commonwealth of Kentucky County of Boone.

OFFSITE EASEMENTS

The easements shown hereon outside the platted area are within those tracts of land owned by FISCHER DEVELOPMENT COMPANY a Kentucky Corporation and are dedicated for the use and purpose stated in the preceding paragraph

Approved this ____ day of _____, 2015
Chairman, Planning Commission
Marysville, Ohio

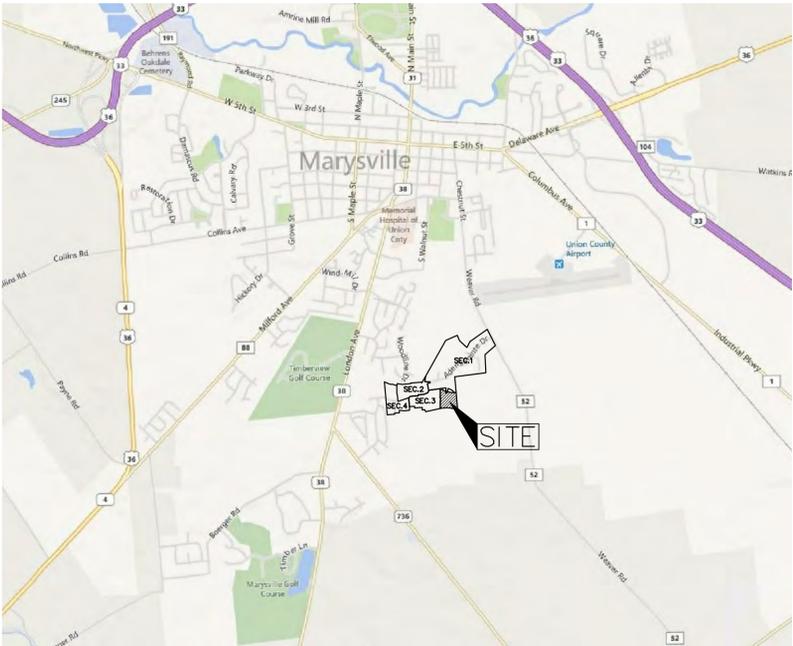
Approved this ____ day of _____, 2015
City Engineer, Marysville, Ohio

Approved this ____ day of _____, 2015
Mayor, Marysville, Ohio

In Witness Whereof, I have hereunto set my hand and I hereby certify that the land described by this plat was transferred on _____ 2015
Union County Auditor

I hereby certify that this plat was filed for recording on _____ 2015, and that it was recorded on _____ 2015 in Plat Book _____, Pages _____ plat records of Union County, Ohio.
Union County Recorder

Fee \$ _____



LOCATION MAP

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

NOTE "B" - RESERVE "A": Reserve "A" as designated and delineated hereon, shall be owned and maintained by the Adena Pointe Homeowners Association for the purpose of Open Space. Said Reserves shall be considered a "Blanket" Easement hereby reserved for the purpose of constructing, operating and maintaining any and all cable or utility lines that may cross them.

NOTE "C": This property is located adjacent to land which is, at the time of platting, used for agriculture purposes. You can expect noise from farm machinery, dust from farm operations, the application of chemicals to the soil and to crops, odors and noise from livestock and other typical farming nuisances. You can expect farming operations to happen day or night. You can expect hunting on the land. You are not permitted to use the land for any purpose at any time of the year. Do not allow children or pets to play on the land. Do not discard on the land clippings and trimmings from lawn, trees, bushes, plants, etc. or other waste that may be generated. Dispose of all waste in appropriate containers and locations.

NOTE "D": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "E": At the time of platting, electric, cable, and telephone services providers have not issued information required so that easements areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easements information about Adena Pointe, Section 5, or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Union County, Ohio.

NOTE "F": All of subject Adena Pointe Section 5 lies on the FEMA Flood Insurance Rate Map, Map Number 39159C 0355D, Effective Date 12-16-08. Prior FEMA Flood Insurance Rate Map, Map Number 39080B 0150B, Effective date of September 27, 1991 shows all of Adena Pointe Section 5 lies in Zone X.

NOTE "G": - MINIMUM FRONT SIDE AND REAR YARD SETBACK DISTANCES: The minimum front, side and rear yard setback distances, required by the zoning district regulations in effect at the time of platting for each lot in Adena Pointe Section 5, are given in the following table:

R-2: Front: 30 feet (from the street right-of-way line)
Side: 7.5 feet, 17.5 total
Rear: 35 feet Minimum

R-2 LOT REQUIREMENTS

MINIMUM LOT SIZE 9100 S.F.
MINIMUM LOT WIDTH 70'
MINIMUM FLOOR AREA 1200 S.F.
TYPICAL LOT DIMENSION 70'x130'

SETBACKS

FRONT YARD 30' FEET
SIDE YARD 7.5' FEET (17.5' Feet Total)
REAR YARD 35' FEET

PARENT PARCEL

Parcel No. 29-0019041.1020
Map No. 101-16-05-001.000

AREA IN LOTS = 3.939 ACRES
AREA IN RESERVE = 0.183 ACRES
AREA IN RIGHT-OF-WAY = 0.634 ACRES
TOTAL = 4.759 ACRES

TAT WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

OWNER/DEVELOPER:
FISCHER DEVELOPMENT COMPANY
3940 Olympic Blvd, Suite 100
Erlanger, Kentucky 41018

SURVEY DATA:

BASIS OF BEARINGS: For the purposes of this description a bearing of South 23°58'37" East was held on the centerline of Weaver Road. Said bearing being determined by GPS observations, and based upon the Ohio North Zone State Plane Coordinate System, North American Datum of 1983, from monumentation and published values as provided by National Geodetic Survey.

SOURCE OF DATA: The sources of recorded survey data are the records of the Union County, Ohio Recorder referenced in the plans and text of this plat.

IRON PINS SET: Where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with ID caps stamped "#8114".

SURVEYORS CERTIFICATE

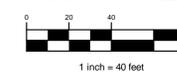
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

By _____ Professional Surveyor No. 8114 Date _____
SURVEYED & PLATTED BY ROBERT W. MARTIN Registered Surveyor #8114

Adena Pointe

Section 5

GRAPHIC SCALE

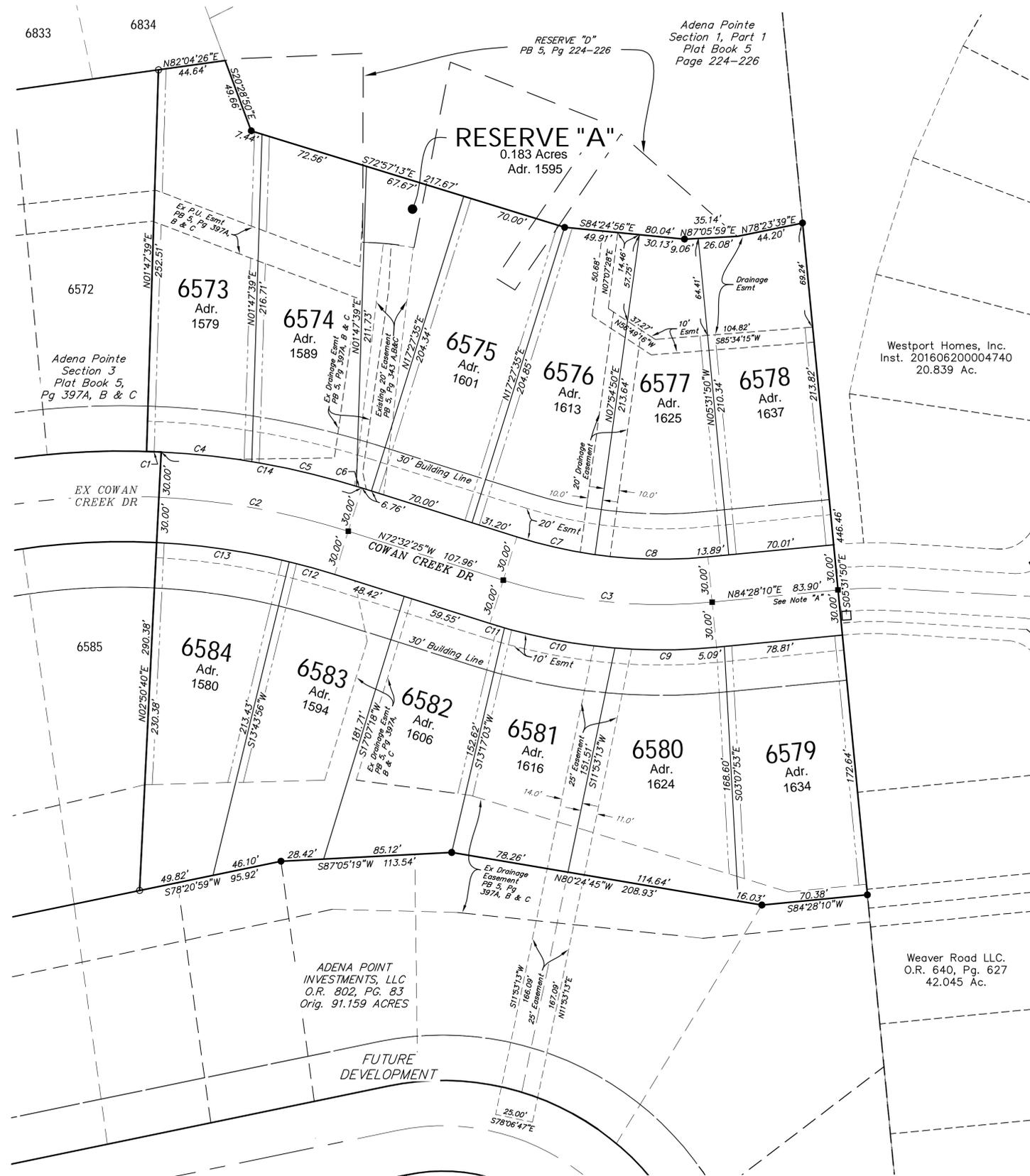


2
2

LEGEND:

- 0000 = LOT NUMBER
- Adr. = HOUSE ADDRESS
- 0000
- = MAG Nail to be set
- = Permanent Marker
- = Iron Pin Set
- = Iron Pin Found
- = 1" Solid Iron Pin to be set
- △ = Railroad Spike Found
- ⊞ = County Monument
- = 5' Private Community Drainage Easement

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	530.00'	1°02'51"	9.69'	N87°44'04"W	9.69'
C2	500.00'	14°40'26"	128.05'	N79°52'37"W	127.70'
C3	350.00'	22°59'25"	140.44'	N84°02'07"W	139.50'
C4	530.00'	7°35'21"	70.20'	N84°27'49"W	70.15'
C5	530.00'	7°43'32"	71.46'	S76°48'23"E	71.41'
C6	530.00'	0°24'12"	3.73'	S72°44'31"E	3.73'
C7	320.00'	9°32'45"	53.31'	S77°18'47"E	53.25'
C8	320.00'	13°26'40"	75.09'	S88°48'30"E	74.92'
C9	380.00'	10°11'57"	67.64'	S89°34'08"W	67.55'
C10	380.00'	11°15'08"	74.63'	N79°42'19"W	74.51'
C11	380.00'	1°32'21"	10.21'	N73°18'35"W	10.21'
C12	470.00'	3°49'07"	31.32'	N74°26'58"W	31.32'
C13	470.00'	10°51'33"	89.08'	N81°47'17"W	88.94'
C14	530.00'	14°40'14"	135.71'	N79°52'31"W	135.34'



Westport Homes, Inc.
Inst. 201606200004740
20.839 Ac.

Weaver Road LLC.
O.R. 640, Pg. 627
42.045 Ac.

ADENA POINT
INVESTMENTS, LLC
O.R. 802, PG. 83
Orig. 91.159 ACRES



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

January 26, 2017

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Final Plat Review – Adena Pointe - Section 6

Following are the comments received for the Final Plat Review of the development known as Adena Pointe Section 6, located on Weaver Road.

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

City Engineering/Public Service:

1. The proposed twenty (20) foot wide off-site easement to the south of Section 6 shall be a "Private Utility Drainage (PU) Easement". Due to the off-site nature of this easement, the easement shall be created with a stand-alone Private Utility Drainage Easement legal description and easement exhibit.
2. Please confirm the actual property owner as shown on the title sheet. The Union County Auditor's website indicates "Adena Point Investments, LLC" currently owns this parcel.

City Planning and Zoning:

- No Comment

City Fire:

- *No comments received.*

City Police:

- *No comments received.*

City Division of Water:

- *No comments received.*

City Division of Wastewater:

- *No comments received.*

City/County Economic Development Director:

- No Comments

Union County Engineer:

- No Comments

Union County Health Department:

- *No comments received.*

Union County Soil and Water:

- *No comments received.*

If you have any questions about the aforementioned items, please feel free to contact myself at (937) 645-7358 / email: jhovt@marysvilleohio.org or Chad Flowers at (937) 645-7361 / email: cflowers@marysvilleohio.org

RECEIVED

JAN 17 2017

CITY OF
MARYSVILLE



209 S. Main Street • Marysville, Ohio 43040

Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

**APPLICATION FOR MAJOR SUBDIVISION APPROVAL
(FINAL PLAT)**

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

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

Project Site Information (Please print clearly)

Address of land or Subdivision name: ADENA POINTE SECTION 6

Present Zoning District: R-2 Present Use of the Land: RESIDENTIAL

Proposed Zoning District: R-2 Proposed Use of the Land: RESIDENTIAL

Owner of Property: FISCHER DEVELOPMENT COMPANY

Owner's Address (Street): 3940 OLYMPIC BLVD, SUITE 100

City, State and Zip Code: ERLANGER, KY 41018

Owner's Telephone Number: (317) 489-7096

Applicant Information (Please print clearly)

Applicant: JAMES T. WATKINS Owner Agent Representative Other

Company: WATCON CONSULTING ENGINEERS AND SURVEYORS, LLC.

Address (street): 83 SHULL AVENUE

City, State, and Zip Code: GAHANNA, OH 43230

Telephone Number: (614) 414-7979

E-mail Address: jim@watconeng.com

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

Adena Pointe Section 6

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 7.573 acres of land, more or less, said 7.573 acres being part of those tracts of land conveyed to FISCHER DEVELOPMENT COMPANY a Kentucky Corporation by deeds of record in Instrument Number _____, Recorder's Office, Union County, Ohio.

The undersigned, FISCHER DEVELOPMENT COMPANY a Kentucky Corporation through, TODD E HUSS, President, being owner of all the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents "ADENA POINTE, SECTION 6", a subdivision containing 21 lots, both inclusive, and does hereby accept this plat of same and does hereby accept this plat of same and dedicates to public use, as such, all of the Road and Drives (2.100 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above ground structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Marysville Engineer. Easement areas shown outside the platted area are within land owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Drainage (PU) Easement" for the construction, operation, and maintenance of storm water runoff drains, facilities. Such facilities shall be owned and maintained by a Homeowner's Association for the Adena Pointe development. Said facilities will not be dedicated to the City of Marysville and the City of Marysville will not be responsible for the maintenance of said facilities.

DEDICATION

Known by all men by these presents that TODD E HUSS, President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation proprietors of the land indicated on the accompanying plat have authorized the platting thereof and do hereby dedicate the Buckmeyer Drive, Woodline Drive, Asher Court, Dickerson Drive North and Shawnee Drive to the public use forever.

FISCHER DEVELOPMENT COMPANY
A KENTUCKY CORPORATION

Witnesses By TODD E HUSS, President

STATE OF KENTUCKY

Before me, a Notary Public in and for said State, personally came TODD E HUSS President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation, on behalf of the corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2017.

My commission expires _____ Notary Public, Commonwealth of Kentucky County of Boone.

OFFSITE EASEMENTS

The easements shown hereon outside the platted area are within those tracts of land owned by FISCHER DEVELOPMENT COMPANY a Kentucky Corporation and are dedicated for the use and purpose stated in the proceeding paragraph

Approved this ____ day of _____, 2017

Chairman, Planning Commission
Marysville, Ohio

Approved this ____ day of _____, 2017

City Engineer, Marysville, Ohio

Approved this ____ day of _____, 2017

Mayor, Marysville, Ohio

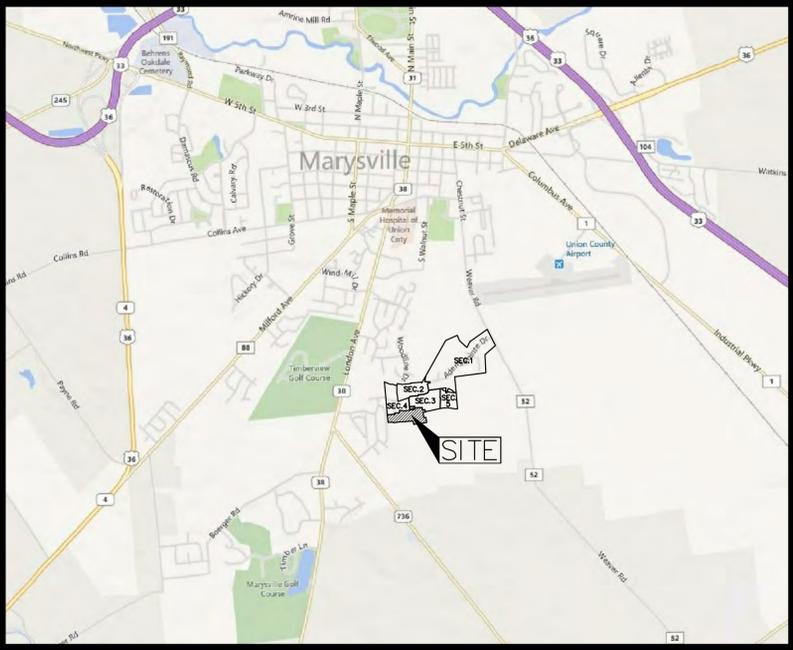
In Witness Whereof, I have hereunto set my hand and I hereby certify that the land described by this plat was transferred on _____ 2017

Union County Auditor

I hereby certify that this plat was filed for recording on _____ 2017, and that it was recorded on _____ 2017 in Plat Book _____, Pages _____ plat records of Union County, Ohio.

Union County Recorder

Fee \$ _____



LOCATION MAP

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

NOTE "B": This property is located adjacent to land which is, at the time of platting, used for agriculture purposes. You can expect noise from farm machinery, dust from farm operations, the application of chemicals to the soil and to crops, odors and noise from livestock and other typical farming nuisances. You can expect farming operations to happen day or night. You can expect hunting on the land. You are not permitted to use the land for any purpose at any time of the year. Do not allow children or pets to play on the land. Do not discard on the land clippings and trimmings from lawn, trees, bushes, plants, etc. or other waste that may be generated. Dispose of all waste in appropriate containers and locations.

NOTE "C": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "D": At the time of platting, electric, cable, and telephone services providers have not issued information required so that easements areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easements information about Adena Pointe, Section 6, or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Union County, Ohio.

NOTE "E": All of subject Adena Pointe Section 6 lies on the FEMA Flood Insurance Rate Map, Map Number 39159C 0355D, Effective Date 12-16-08. Prior FEMA Flood Insurance Rate Map, Map Number 39080B 0150B, Effective date of September 27, 1991 shows all of Adena Pointe Section 6 lies in Zone X.

NOTE "F": - MINIMUM FRONT SIDE AND REAR YARD SETBACK DISTANCES:
The minimum front, side and rear yard setback distances, required by the zoning district regulations in effect at the time of platting for each lot in Adena Pointe Section 6, are given in the following table:

R-2:	Front: 30 feet (from the street right-of-way line)
	Side: 7.5 feet, 17.5 total
	Rear: 35 feet Minimum

R-2 LOT REQUIREMENTS

MINIMUM LOT SIZE	9100 S.F.
MINIMUM LOT WIDTH	70'
MINIMUM FLOOR AREA	1200 S.F.
TYPICAL LOT DIMENSION	70'x130'

SETBACKS

FRONT YARD	30' FEET
SIDE YARD	7.5' FEET (17.5' Feet Total)
REAR YARD	35' FEET

PARENT PARCEL

Parcel No. 29-0019041.1020
Map No. 101-16-05-001.000

AREA IN LOTS = 5.473 ACRES
AREA IN RIGHT-OF-WAY = 2.100 ACRES
TOTAL = 7.573 ACRES

TAT WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

OWNER/DEVELOPER:
FISCHER DEVELOPMENT COMPANY
3940 Olympic Blvd, Suite 100
Erlanger, Kentucky 41018

SURVEY DATA:

BASIS OF BEARINGS: For the purposes of this description a bearing of South 23°58'37" East was held on the centerline of Weaver Road. Said bearing being determined by GPS observations, and based upon the Ohio North Zone State Plane Coordinate System, North American Datum of 1983, from monumentation and published values as provided by National Geodetic Survey.

SOURCE OF DATA: The sources of recorded survey data are the records of the Union County, Ohio Recorder referenced in the plans and text of this plat.

IRON PINS SET: Where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with ID caps stamped "#8114".

SURVEYORS CERTIFICATE

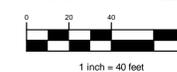
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

SURVEYED & PLATTED
BY
ROBERT W. MARTIN
Registered Surveyor #8114

By _____ Professional Surveyor No. 8114 Date _____

Adena Pointe Section 6

GRAPHIC SCALE



2
2

LEGEND:

- 0000 = LOT NUMBER
- Adr. = HOUSE ADDRESS
- 0000
- = MAG Nail to be set
- = Permanent Marker
- = Iron Pin Set
- = Iron Pin Found
- = 1" Solid Iron Pin to be set
- △ = Railroad Spike Found
- ▣ = County Monument

Line Table			Curve Table						Curve Table					
Line #	Direction	Length	Curve #	Radius	Delta	Length	Chord Bearing	Chord	Curve #	Radius	Delta	Length	Chord Bearing	Chord
L1	N05°04'43"W	16.10'	C1	150.00'	22°45'09"	59.57'	N73°32'43"E	59.18'	C13	25.00'	88°56'01"	38.80'	N17°42'07"E	35.02'
L2	N05°04'43"W	10.60'	C2	300.00'	22°45'09"	119.13'	S16°27'17"E	118.35'	C14	330.00'	14°36'10"	84.11'	N19°27'48"W	83.88'
L3	N67°08'35"E	131.36'	C3	300.00'	19°54'19"	104.22'	N17°52'43"W	103.70'	C15	330.00'	3°29'17"	20.09'	N10°25'04"W	20.09'
L4	N15°25'17"W	87.33'	C4	270.00'	19°54'19"	93.80'	N17°52'43"W	93.33'	C16	330.00'	3°35'42"	20.71'	N06°52'34"W	20.70'
L5	S15°25'17"E	70.60'	C5	25.00'	90°00'00"	39.27'	N72°49'52"W	35.36'	C17	270.00'	16°43'19"	78.80'	S13°26'21"E	78.52'
L6	S15°15'28"E	28.44'	C6	200.50'	11°38'54"	40.76'	S68°39'33"W	40.69'	C18	270.00'	6°01'51"	28.42'	S24°48'57"E	28.41'
L7	S74°06'49"W	20.01'	C7	158.46'	11°06'16"	30.71'	S80°02'07"W	30.66'	C19	330.00'	10°59'33"	63.31'	S22°20'06"E	63.21'
L8	N15°23'47"W	46.76'	C8	25.00'	90°00'00"	39.27'	S39°55'17"W	35.36'	C20	25.00'	81°05'14"	35.38'	S57°22'57"E	32.50'
L9	S15°25'17"E	68.34'	C9	25.00'	90°00'00"	39.27'	N50°04'43"W	35.36'	C21	25.00'	90°00'00"	39.27'	S37°04'26"W	35.36'
L10	S61°22'56"E	39.53'	C10	25.00'	90°00'00"	39.27'	S39°55'17"W	35.36'						
L11	N81°13'41"E	16.23'	C11	25.00'	87°34'15"	38.21'	S51°17'35"E	34.60'						
			C12	120.00'	22°45'09"	47.65'	N73°32'43"E	47.34'						

