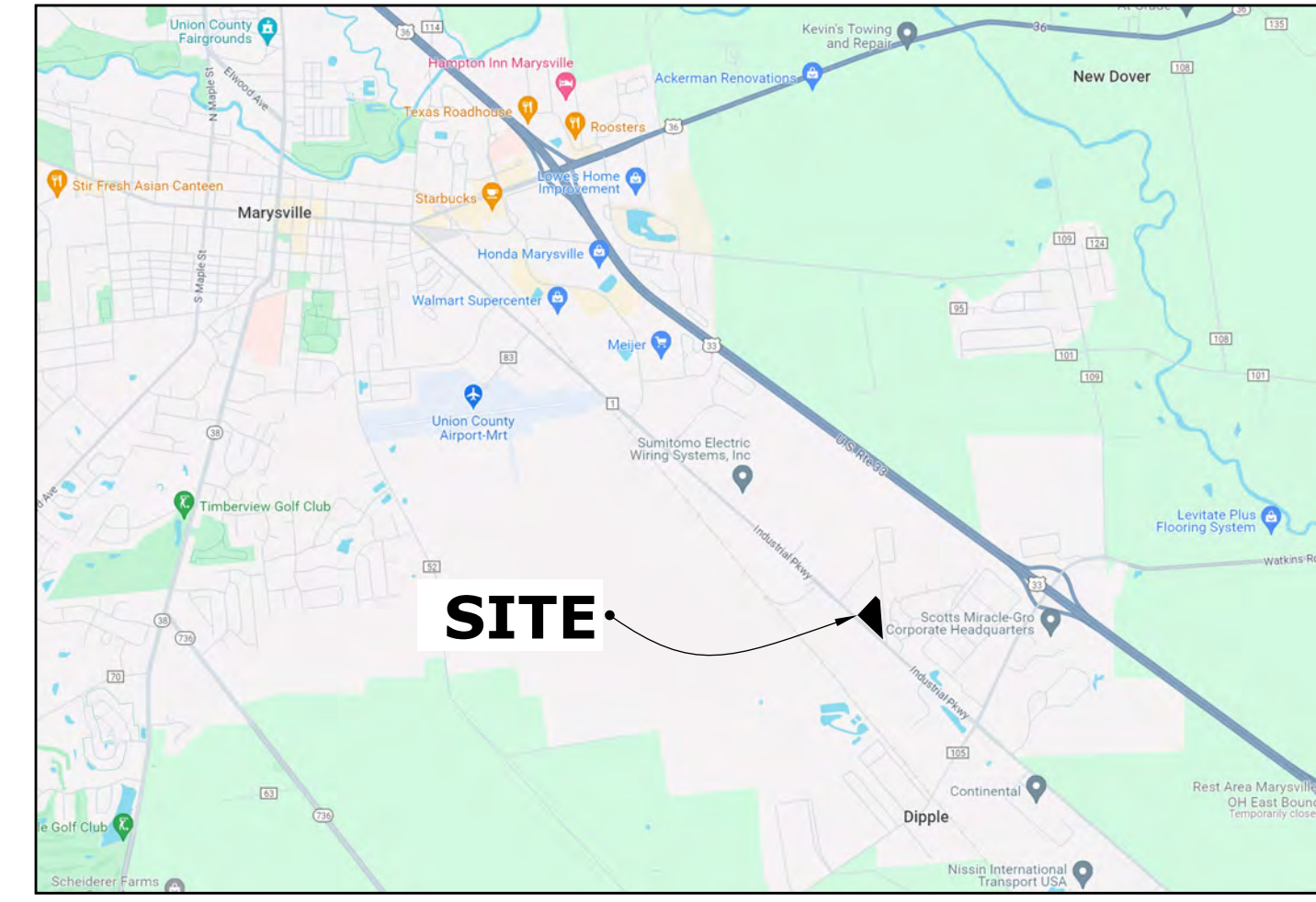
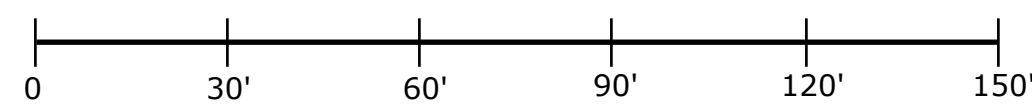


**PROPOSED DEVELOPMENT CONCEPT**

USE: OFFICE/WAREHOUSE  
 BUILDING: 5,600 SQ. FT.  
 PARKING: 18 SPACES  
 LOADING SPACES: 4 SPACES  
 LANDSCAPING: PER PLAN  
 SIGNAGE: TBD



**ENVIRONMENTAL INFORMATION**  
 Floodplain: Area X - Area of Minimal Flood (Panel 39159C0355D) 12/15/08  
 On-site Jurisdictional Waterways: None  
 Watershed: Tombstone Creek, Millcreek Watershed  
 Wetlands: None per National Wetland Inventory



24-0011  
 PREPARED BY  
**Plan 4 Land**  
 Plan 4 Land, LLC, Joe Glass, AICP, Principal  
 1 St. Harrison St., P.O. Box 306, Ashley, OH 43003  
 (740) 418-9084 | joe@plan4land.net | www.plan4land.net

**PROJECT NAME**  
 14240 Industrial Parkway

**CLIENT**  
 Andy Schwinn  
 <schwinn@ gmail.com>

**SITE INFORMATION**  
 14240 Industrial Parkway, Marysville, OH 43040 (+/- 1.894 acres)  
 City of Marysville, Union, State of Ohio  
 Parcel No. 29-00230701.000

**PRINTED**  
 February 16, 2024

*14240 Industrial Parkway*  
**CONCEPT PLAN**

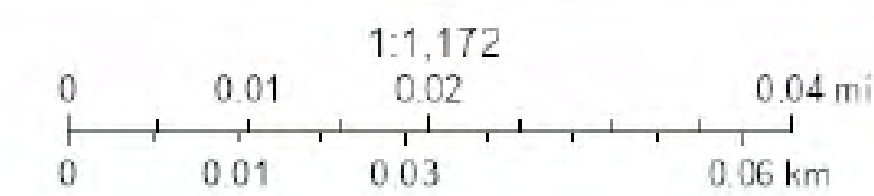




UTILITY MAP (NOT TO SCALE)



2/12/2024, 2:55:06 PM



**UTILITY INFORMATION**  
 Water: City of Marysville Water Department (937) 645-7350  
 Sewer: City of Marysville Wastewater Department (937) 645-7344  
 Electric: AES Ohio (800) 433-8500  
 Gas: Community Energy Resource (937) 642-1826



RENDERING FROM THE NORTH - SIDE & REAR FACADES (NOT TO SCALE)



ZONING MAP (NOT TO SCALE)

**ZONING INFORMATION**  
 Current Zoning District: Manufacturing / Innovation District (M/I)  
 Jurisdiction: City of Marysville  
 Code Reference: Zoning Ordinance Section 1121.13  
 Office Parking Standard: 1 space per 400 sq. ft.  
 Warehouse Parking Standard: 1 space per 1,000 sq. ft. + 1 per vehicle

**OFFICE/WAREHOUSE FLEX BUILDING TYPOLOGY**

The Office/Warehouse Flex typology may be located along an industrial drive or an interior commercial street. This typology provides the ability to combine office space and storage/loading areas for industrial, distribution or related principal uses.

LOT DIMENSIONS	MIN. LOT SIZE	40,000 sq. feet.
	MIN. LOT WIDTH	150 feet
	FRONT SETBACK	50 feet from lot line, easement line or Right-of-Way*
	SIDE SETBACK	20 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use)*
	REAR SETBACK	40 feet min. from lot line, easement line or Right-of-Way (75 feet min. from residential use)*
	MAX. LOT COVERAGE	No maximum lot coverage; provided however, all setbacks are satisfied.
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	50 feet max.
	PERMITTED FRONTAGES	Commercial collector street, Arterial street, Dead-end street, Loop street
	FACADE ARTICULATION	Building frontages exceeding fifty (50) feet shall incorporate articulation and offset of the wall plane to avoid a large expanse of blank wall and add interest to the facade.
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Ancillary Office Building or Shed (See 1133.11)
	ACCESSORY STRUCTURE LOCATION	Rear Yard, Side Yard
	ACCESSORY STRUCTURE SETBACKS	20 feet min. from each side lot line or easement line 40 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	20 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Metal, Chain-Link, Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (6 ft.); Side Yard (12 ft.); Rear Yard (12 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	Monument Signs, Identification (Wall/Window/Canopy), Directional (Wall/Window/Projecting), Real Estate (Wall/window) (See 1129.21)
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Side Yard, Front Yard (with Site Plan approval), or Interior
	PARKING TYPE	Surface Parking Lot or Structured Parking Facility
SUPPLEMENTAL REGULATIONS	REQUIREMENT	10% of lot to be dedicated to open space (See 1123.06(h))
DEVELOPMENT REVIEW	REQUIREMENT	Design Review, Chapter 1133.11, Zoning Permit/Certificate

**Supplemental Regulations:**  
 \* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

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