



MEMORANDUM

To: Kris Krstovski, K2 Retail Development, LLC.
From: Sam Tobe, P.E., Kimley-Horn and Associates, Inc.
Date: June 18, 2026
Subject: Gateway Crossing Engineering Feasibility Summary

Kimley-Horn has reviewed the utility availability for the proposed 38.90 acre +/- residential development north of S.R. 161, east of Weldon Road, and west of Industrial Parkway in Union and Franklin County, Jerome and Washington Townships. The utility availability is based on existing records review, available online information, and discussions with utility providers. The following is a summary of the utilities for the proposed Gateway Crossing project.

Sanitary Sewer

- The project site has the City of Marysville sanitary sewer capabilities.

Water Service

- The project site has the City of Marysville water capabilities.

Storm Sewer Management

- The project drainage outlets to the Gordon Tri-County Ditch and flows from west to east to the South Fork Indian Run which is part of the Scioto River Watershed.
- The proposed use for the development will increase the curve number as the use is changing from agricultural to urban commercial. Stormwater detention will be provided for the proposed development.

Electric

- The project site is located within the American Electric Power (AEP) service area.

Natural Gas

- The project site is located within the Columbia Gas of Ohio service area.

Phone

- The project site is located within the Spectrum service area.

Cable TV, Internet

- The project site is located within the Spectrum and Frontier service areas.