

Brad Bodenmiller

From: Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Sent: Tuesday, December 30, 2025 11:10 AM
To: Brad Bodenmiller; Brad Bodenmiller
Cc: Casey Tuck; Joseph Grove
Subject: RE: Copy of Distribution Letter + Plat for Del Webb Maygrass AKA Jerome Clubhouse - Final Plat
Attachments: MapRmRevDelWebbMygrssPg2.pdf

Happy Holidays

Here is the Map Room review-

Page 1 – Everything looks fine (not attached)

Page 2 – 3 items

Item 1 DelWebb Parkway should have a space between Del and Webb to match the previous plats.

Item 2 Del Webb Parkway platting is in PB 6, **PG.** 240A instead of **Slide** 240A

Item 3 In the Standard Deed Restrictions for Union County, check the 3rd item. Just reread and see if that is how you want to say it. I thought it was repeating, but there is nothing wrong with it.

Thanks,

Chris Clapsaddle

Mapping Manager

Union County Engineer

233 West Sixth Street

Marysville, OH 43040

Ph: (937) 645-3121

cclapsaddle@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, December 23, 2025 1:00 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Del Webb Maygrass AKA Jerome Clubhouse - Final Plat

Good afternoon,

I attached a copy of the **Distribution Letter** generated for + a digital copy of the Plat for **Del Webb Maygrass (AKA Jerome), Clubhouse – Final Plat**. Paper copies are being delivered/mailed. Please note the meeting dates and call with any questions. Thank you!

For your reference, I've included a link below to the relevant decision letters associated with plats being reviewed this month. If you scroll-through each decision letter, you will find comments required/submitted by your agency during a prior review. (This may help expedite your review.)

 [2026 Subdivision Reviews - January](#)

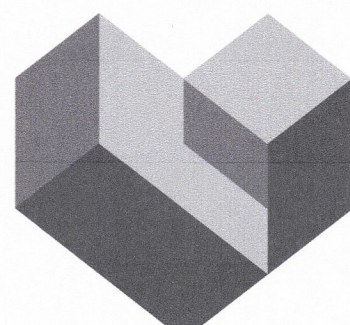
Note: This is one of one subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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CESO
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DEL WEBB MAYGRASS CLUBHOUSE

State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Number 5132

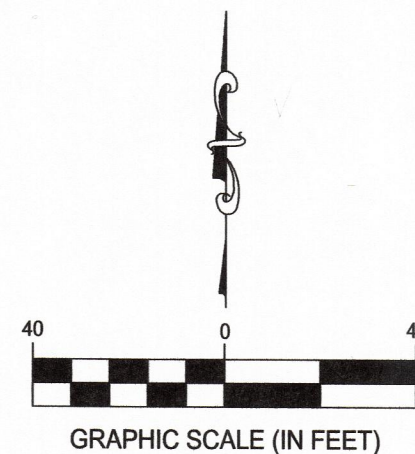
Revisions / Submissions

| ID | Description | Date |
|----|-------------|------|
|----|-------------|------|

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| | |
|-----------------|------------|
| Project Number: | 762622 |
| Scale: | 1" = 40' |
| Drawn By: | KBS |
| Checked By: | MJA/APC |
| Date: | 11/14/2025 |
| Issue: | N/A |

Drawing Title:
PLAT



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- - Permanent Marker Set (1"x30" Rebar w/ Aluminum Ceso Inc, CAP

NOTE "A": AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION, AND THE TOWNSHIP IS THE ZONING AUTHORITY. AT THE REQUEST OF THE ZONING AUTHORITY AND IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS, THIS PLAT SHOWS SOME OF THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THIS PLAT. SAID ZONING REGULATIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS.

RESERVE G-1
MIN. FRONT YARD SETBACK: 15'
MIN. REAR YARD SETBACK: 15'
MIN. SIDE YARD SETBACK: 5'
MIN. PAVEMENT SETBACK: 10'

NOTE "B": ACREAGE BREAKDOWN
TOTAL ACREAGE: 6.658 ACRES
ACREAGE IN RESERVE G-1: 6.658 ACRES
PID: 1500200310000 0.176 ACRES
PID: 1500200211000 6.482 ACRES

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS DEL WEBB MAYGRASS CLUBHOUSE, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

- THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
- NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
- MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
- NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
- THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR DEL WEBB MAYGRASS CLUBHOUSE.

| CURVE TABLE | | | | |
|-------------|--------------|---------|------------|------------------------|
| Curve | Delta | Radius | Arc Length | Chord |
| C1 | 116° 52' 47" | 335.00' | 683.38' | S20° 32' 04"E, 570.90' |

