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## May 2026 LUC Comments - City of Marysville

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From Connor Devine <cdevine@marysvilleohio.org>

Date Wed 5/6/2026 3:48 PM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>

1 attachment (1 MB)

4- 260423 Meijer JRM - Preliminary Plat\_CoM Comments.pdf;

Hi Brad,

Here are the City's comments for the May LUC meeting.

### **Meijer Jerome Township - Preliminary Plat**

- Please coordinate utility connections with adjacent developments.
- Proposed water and sanitary must remain on the property. The southern extension of the sanitary sewer is currently shown extending beyond the property line.
- The proposed waterline must remain outside of the right-of-way and within a utility easement.
- Please provide a 20' Utility Easement along the southern and western property lines.
- Please provide a 20' Utility Easement flanking the right-of-way along Hyland-Croy Road.
- Please see that attached markup with a question regarding proposed waterline alignment. Consider adjusting waterline alignment during the final engineering of these plans.

### **Jerome Village, Village Neighborhood, Section 12 (VN-12) - Preliminary Plat**

- Please provide the following Easement Language: *We the undersigned owners of the within platted land, do hereby grant unto the City of Marysville, Union Rural Electric, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement under, over, and through all sublots and all lands owned by the grantor shown as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipelines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.*

- Please provide and label a 10' Utility Easement flanking the right-of-way for all proposed waterlines. One specific area that needs addressed is the waterline along Ashwood Way between Oakshade Way and Elmridge Way.

Please let me know if you have any questions or concerns.

Thanks,

**Connor Devine, P.E.**

*Engineer II*

**City of Marysville, Ohio**

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