

Brad Bodenmiller

From: Connor Devine <cdevine@marysvilleohio.org>
Sent: Tuesday, November 4, 2025 10:40 AM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: November LUC Comments - City of Marysville

Hi Brad

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

Glacier Pointe, Section 4, Phase 2 - Final Plat

- The City of Marysville does not have any further comments regarding this plat.

Lark Ravine - Preliminary Plat

- Per City of Marysville Standards, the Sanitary Sewer shall be located no further than 5' outside of the right-of-way line. Consider providing additional sanitary manholes to accomplish this.
- Where applicable, please shift sanitary manholes to joining property lines.
- Please locate proposed waterline outside the existing and future right-of-way along Mitchell-Dewitt. Please provide and label (with dimensions) a 20' Utility Easement flanking the right-of-way.
- Please provide and label (with dimensions) a 10' Utility Easement flanking the right-of-way for all proposed waterlines within the proposed development.
- The applicant has reached out to the City to possibly provide water and sanitary service to the adjacent property (Parcel: 1700260181000). Provide a sanitary alignment and easement on how this property will be served.
- Please provide the following Easement Language on the Final Plat: *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.*

The Courtyards of Hyland Meadows (VN-13), Phase 2 - Final Plat

- The City of Marysville does not have any further comments regarding this plat.

The Reserve at New California - Preliminary Plat

- Please provide a 20' Sanitary Easement flanking the right-of-way for all proposed sanitary sewer.
- Please provide a 10' Utility Easement flanking the right-of-way for all proposed waterline.

- Per City of Marysville Standards, the Sanitary Sewer shall be located no further than 5' outside of the right-of-way line.
- The City of Marysville recommends the water and sanitary be installed on opposite sides of the road.
- 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.*

The Courtyards at White Oaks (Ryan Parkway) - Preliminary Plat

- Please provide and label (with dimensions) a 25' Utility Easement flanking the right-of-way along the north side of Ryan Parkway.
- Provide additional information where the master meter and associated waterline easement will be located.
- 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.*

The Reserve at New California, Phase 2A - Final Plat

- The City of Marysville does not have any further comments regarding this plat.

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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