

Brad Bodenmiller

From: Brent Ransome <bransome@ure.com>
Sent: Tuesday, August 5, 2025 12:49 PM
To: Brad Bodenmiller
Cc: Beau Michael
Subject: Currier Ridge Final Plat
Attachments: URE Easement Layout 8-5-2025.pdf; Currier Ridge Final Plat Plat LUC letter 7-30-2025.pdf

Hi Brad,

I have attached URE's comments on the Currier Ridge Final Plat. We were able to meet with the City of Marysville today and we both agreed to swap the easement areas which are adjacent to the ROW. We are also submitting an additional easement request which will run on the west side of the access drive and adjacent to the 12' drainage easement. Please let me know if you have any questions.

Thanks,

Brent Ransome

Manager of Engineering Services



15461 US Highway 36 | Marysville, Ohio 43040

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Bransome@ure.com | ure.com



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
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August 5, 2025

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, OH 43319

Name of Development – Currier Ridge

Details -

Number of Lots: 10
Front Setback: 90 Ft
Side Setback: 20 Ft each side
Rear Setback: 30 Ft
Placement of electric facilities – Front Lot

Union Rural Electric Terms and Conditions - Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Easement Requirements – URE has easement requirements of 20 feet for underground primary and secondary facilities.

- Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on a property line, require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable).
- Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).
- Allow Utility ingress and egress of open space as necessary for maintenance, repairs, replacement of electric facilities.
- Where practical, do not place the easement area over building setbacks, adjacent to is acceptable. URE does not want the primary conductor to be within five feet from the basement walls or building footers.
- Electric easements must be platted and shown on final plat plans.
- No permanent or semi-permanent structures, fencing, 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 installation or maintenance of facilities.

Street Crossings and Adjacent Property Paths - Street crossing and adjacent property paths to be determined when facilities layout is completed.

Landscape Plans - Landscape Plans shall not interfere with URE utility easements or access to URE facilities and shall comply with any regulatory and/or NESC rules.



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URE Contacts:

- Matt Zarnosky – V.P. Engineering and Operations - Office 937-645-9246 – Cell 716-510-6640
- Brent Ransome – Manager of Engineering – Office 937-645-9241
- Ed Peper – Engineer – Office 937-645-9240
- Ron McGlone – Engineer – Office 937-645-9263 – Cell 937-594-3787
- Beau Michael – Key Accounts – Office 937-645-9251 – Cell 937-537-0370

General Comments:

- Sheet 1: No Comments
- Sheet 2:
 1. URE and the City of Marysville have agreed to exchange easement areas in front of Lots 1 through 10 along Currier Road. The City of Marysville will hold a 20-foot easement directly adjacent to the right-of-way, while URE will have a 15-foot easement located immediately adjacent to the City's easement.
 2. URE will require a 10-foot easement located directly adjacent to and immediately west of the 12-foot drainage tile easement running through Lots 1–10.
 3. Refer to the attached document titled "URE Easement Layout 8-5-2025" for a detailed description of the easement areas.

Before construction commences URE will work with the developer to complete the electrical facility design and layout.

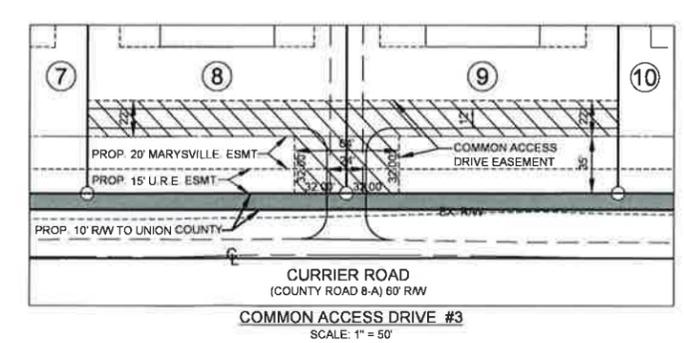
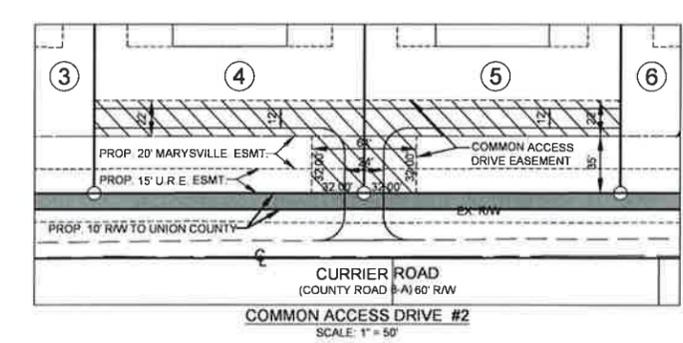
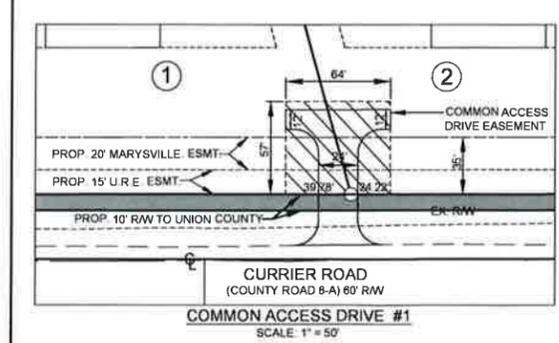
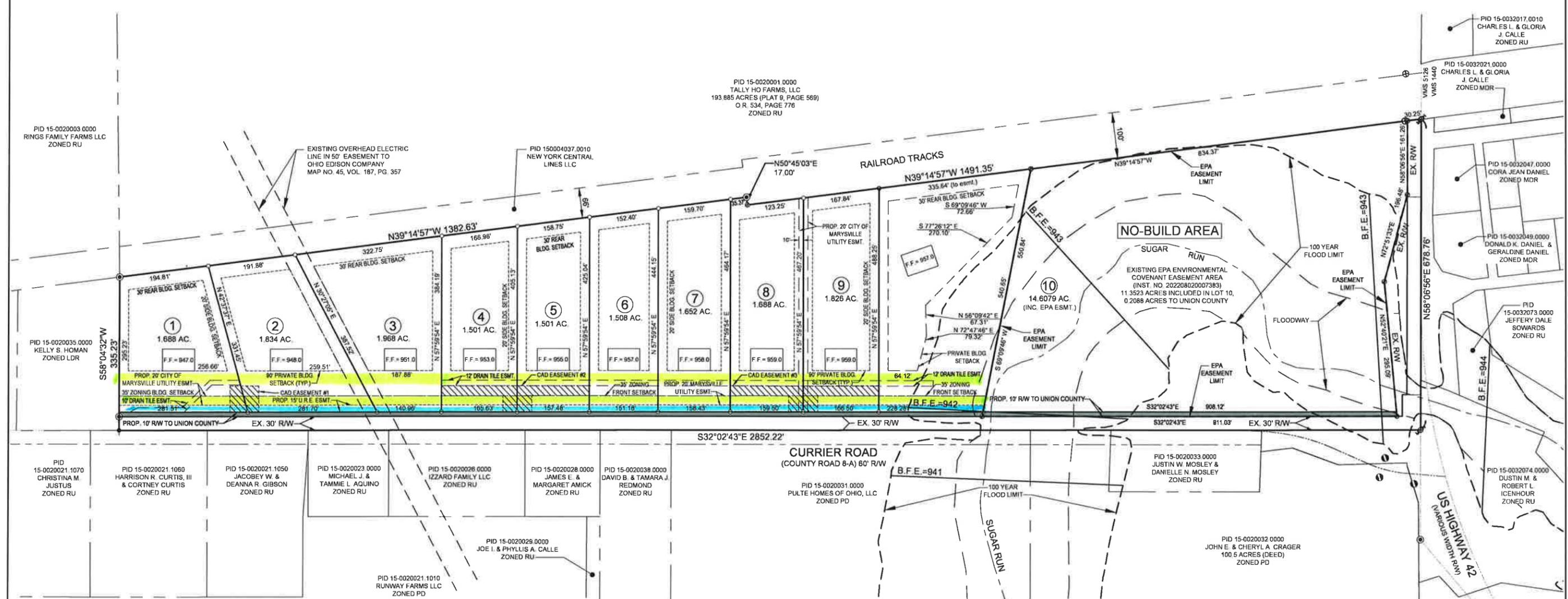
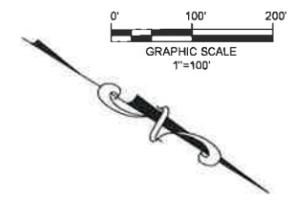
Regards,

Brent Ransome
Manager of Engineering Services
Union Rural Electric Cooperative, Inc
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9241

CURRIER RIDGE

VIRGINIA MILITARY SURVEY 5126

2025



FLOOD NOTE
BASED ON FIRM 39150C0388D, EFFECTIVE 12/16/08, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "AE"

ACREAGES

10 LOTS	16,420.8 ACRES
OEPA ENVIRONMENTAL COVENANT RESERVE TO LOT 10	11,352.3 ACRES
EXISTING RIGHT-OF-WAY	2,761.7 ACRES
PROPOSED RIGHT-OF-WAY	0,433.9 ACRES
TOTAL	33,178.7 ACRES

PLAT PREPARED 4/24/2025

SURVEYOR & ENGINEER
Diamond V, LLC
Surveyors & Engineers
PO Box 3234
DUBLIN, OH 43017
Phone 614-620-0331
www.diamondvlc.com

BASIS OF BEARINGS
ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, NORTH ZONE, ESTABLISHED BY GPS/DOT VRS METHODS, NAD 83/2011 2010 EPOCH, AS DETERMINED BY NGS WITH ELEVATIONS DETERMINED BY THE 2012A GEOID

LEGEND

- MAG NAIL FOUND
- MAG NAIL SET
- IRON PIPE FOUND
- REBAR FOUND
- REBAR SET (5/8" REBAR, 30" IN LENGTH, WITH PLASTIC CAP STAMPED "5-7878")
- WOOD POST FOUND
- RAILROAD SPIKE FOUND
- IRON PIPE SET (AFTER CONSTRUCTION)

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