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## August 2026 LUC Comments - City of Marysville

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From Jamie Fink <jamie.fink@marysvilleohio.org>

Date Thu 8/6/2026 2:27 PM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Connor Devine <cdevine@marysvilleohio.org>

Brad,

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

### Del Webb Maygrass - Amended Preliminary Plat

- The City of Marysville does not have any further comments regarding this plat. Please refer to the City's comments from the initial Preliminary Plat submittal.

### Gateway Crossing - Preliminary Plat

- No additional comments. Please refer to the comments provided below which match the comments provided as part of the July 2026 LUC Submittal.
- 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.*
- Wastewater
  - Sanitary sewer access may need to be provided for all adjacent properties. This can be determined during the final engineering process.
  - The horizontal and vertical design of the *public/private* sanitary sewer (including the sizing) will be finalized during the final engineering process.

- When along a public roadway, the sanitary sewer shall be located a maximum of five (5) feet outside of the right-of-way for maintenance purposes.
  - Additional horizontal separation shall be provided between the sanitary sewer and any proposed buildings. At this time, a minimum of twenty (20) feet shall be provided.
  - This horizontal clearance may need to increase based on the proposed depth of the sanitary sewer.
- A minimum easement width of twenty (20) feet shall be provided for all public sanitary sewer infrastructure. This easement width may need to increase based on the proposed depth of the sanitary sewer.
- Water
  - The horizontal and vertical design of the public/private waterline will be finalized during the final engineering process.
  - A minimum easement width of twenty (20) feet shall be provided along all public waterline infrastructure.

#### **Jerome Village, GPN-14 - Final Plat**

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

#### **Homestead at Scotts Farm - Preliminary Plat**

- Please provide and label a 10' Utility Easement flanking the right-of-way along all waterlines.
- Please confirm that a 20' Utility Easement flanking the right-of-way is provided along all sanitary sewer.
- The horizontal and vertical design of the public sanitary sewer and water (including the sizing) will be finalized during the final engineering process.
- 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.*

#### **Jerome Village - Jerome Professional Park Phase 2 - 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.

Thank you,

**Jamie Fink, P.E.**

*City Engineer*

**City of Marysville, Ohio**

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