

Brad Bodenmiller

From: Chad Green <cgreen@marysvilleohio.org>
Sent: Tuesday, March 4, 2025 11:40 AM
To: Brad Bodenmiller
Cc: Kyle Hoyng; Chad Ritzler
Subject: Re: March LUC Comments

Brad

Please disregard my previous email.

Below are the City's Comments for the March LUC submissions.

Avondale Preliminary Engineering Plan

- No comments. The project is outside the City of Marysville Service Area

Del-Webb Preliminary Plat

- Wastewater
 - Sanitary sewer access shall be provided for all adjacent properties
 - The horizontal and vertical design of the public 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 along all public sanitary infrastructure.
 - All 12-inch sanitary lines and the private force main will be required to be in 30-ft minimum width utility easement.
 - Public pump station and force main
 - **The City of Marysville has identified significant concerns regarding the proposed pump station location. Specifically, the proximity to overhead transmission lines presents challenges for construction, ongoing maintenance, and the safe delivery of chemicals. Please work with the City of Marysville on an alternate location.**
 - The pump station should be on its own property and should be farther away from electric easement.
 - The pump station will require an access drive and parking lot.
 - The pump station will be required to be constructed to City of Marysville standards including provisions for biocide treatment.
- Water
 - Water valves are required at all intersections and every 1,000 ft.

- The horizontal and vertical design of the public/private waterline will be finalized during the final engineering process.
- A minimum easement width of ten (10) feet shall be provided along all public waterline infrastructure.

Curry Farms Phase 1 Final Plat

- Please confirm that the force main easement on the John E & Cheryl A Crager property is not required with this plat and will be recorded on the Del-Webb Plat.

Curry Farms Phase 2 Final Plat

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

Chad Green, P.E.

Assistant City Engineer
 City of Marysville, Ohio
 209 South Main Street
 Marysville, Ohio 43040
 (937) 645-7376 (office)
cgreen@marysvilleohio.org

On Tue, Mar 4, 2025 at 11:12 AM Chad Green <cgreen@marysvilleohio.org> wrote:
 Here are may initial comments for the March LUC submissions:

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Del-Webb Preliminary Plat

- Wastewater
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 - This horizontal clearance may need to increase based on the proposed depth of the sanitary sewer.
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 - All 12-inch sanitary lines and the private force main will be required to be in 30-ft minimum width utility easement.
 - Private pump station and force main

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