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**RE: Del Webb - Maygrass AKA Jerome Phase 2 - Question**

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**From** McGrail, Nick <Nick.McGrail@kimley-horn.com>

**Date** Wed 9/9/2026 4:44 PM

**To** Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Alex Benson <alex.benson@cesoinc.com>; Coleman Dodds <coleman.dodds@cesoinc.com>; Luke Sutton <lsutton@unioncountyohio.gov>; Kershner, Kevin <Kevin.Kershner@kimley-horn.com>; Musto, Dylan <Dylan.Musto@kimley-horn.com>; Joseph Lamparyk <joseph.lamparyk@pultegroup.com>

Brad,

We would like to request the Del-Webb Maygrass PH2 plat be tabled this month and be pushed to the October meeting to resolve pump station dedicated lot comment with the City of Marysville. Our understanding was that the lot for the pump station would be included on the same plat at the Cascades Dr. right-of-way that it would have frontage on. Please let us know if there is anything else you would need from us for formally tabling.

Thanks,

**Nick McGrail**

**Kimley-Horn** | Direct: 614.472.8990 | Mobile: 937.470.6492

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**From:** Brad Bodenmiller <bradbodenmiller@lucplanning.com>

**Sent:** Wednesday, September 9, 2026 4:05 PM

**To:** Alex Benson <alex.benson@cesoinc.com>; Coleman Dodds <coleman.dodds@cesoinc.com>; Luke Sutton <lsutton@unioncountyohio.gov>; McGrail, Nick <Nick.McGrail@kimley-horn.com>; Kershner, Kevin <Kevin.Kershner@kimley-horn.com>; Musto, Dylan <Dylan.Musto@kimley-horn.com>

**Cc:** Joseph Lamparyk <joseph.lamparyk@pultegroup.com>

**Subject:** Re: Del Webb - Maygrass AKA Jerome Phase 2 - Question

Alex,

That summarizes the conversation. The Engineer's Office also asked whether any portion of the existing Access Easement would need vacated since it encompasses some of the lots and the purpose of the easement is "Within those areas of land designated as 'access easement', ingress/egress is hereby granted for the purpose of grading for future lots".

**Bradley Bodenmiller**

**Director | LUC Regional Planning Commission**

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | [www.lucplanning.com](http://www.lucplanning.com)

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**From:** Alex Benson <[alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com)>

**Sent:** Wednesday, September 9, 2026 3:55 PM

**To:** Coleman Dodds <[coleman.dodds@cesoinc.com](mailto:coleman.dodds@cesoinc.com)>; Luke Sutton <[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)>; Brad Bodenmiller <[bradbodenmiller@lucplanning.com](mailto:bradbodenmiller@lucplanning.com)>; McGrail, Nick <[nick.mcgrail@kimley-horn.com](mailto:nick.mcgrail@kimley-horn.com)>; Kershner, Kevin <[kevin.kershner@kimley-horn.com](mailto:kevin.kershner@kimley-horn.com)>; Musto, Dylan <[dylan.musto@kimley-horn.com](mailto:dylan.musto@kimley-horn.com)>

**Cc:** Joseph Lamparyk <[joseph.lamparyk@pultegroup.com](mailto:joseph.lamparyk@pultegroup.com)>

**Subject:** Re: Del Webb - Maygrass AKA Jerome Phase 2 - Question

Brad,

Thanks for the call earlier. Here is a summary of our conversation for the others on this email.

It is my understanding that the pump station is supposed to be on it's own lot per an earlier request to the preliminary plat. Currently, the pump station is within Reserve I and is encompassed by an easement which is an issue LUC and Marysville have with the plat as it stands currently. Additionally, if we were to plat the pump station as a lot, there currently is no frontage so we would need to extend Cascades Drive. Your suggestion today is to request a tabling of the plat but you will need this in writing.

Please feel free to chime in if I missed something. One of us will be reaching out.

Thanks,



**Alex Benson**

Project Manager

M 330.324.3343

[alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com)

[www.cesoinc.com](http://www.cesoinc.com)

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**From:** Coleman Dodds <[coleman.dodds@cesoinc.com](mailto:coleman.dodds@cesoinc.com)>

**Sent:** Wednesday, September 9, 2026 3:45 PM

**To:** Alex Benson <[alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com)>; Luke Sutton <[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)>; Brad Bodenmiller <[bradbodenmiller@lucplanning.com](mailto:bradbodenmiller@lucplanning.com)>

**Cc:** Joseph Lamparyk <[joseph.lamparyk@pultegroup.com](mailto:joseph.lamparyk@pultegroup.com)>

**Subject:** RE: Del Webb - Maygrass AKA Jerome Phase 2 - Question

All,

Apologies for the delay. See attached for the revised Plat with Brock Road changed to New California Drive.

Thank you,



**Coleman Dodds, EI**

Project Surveyor

**O** 614.600.2728

**M** 740.424.7458

[coleman.dodds@cesoinc.com](mailto:coleman.dodds@cesoinc.com)

[www.cesoinc.com](http://www.cesoinc.com)

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**From:** Alex Benson <[alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com)>

**Sent:** Wednesday, September 9, 2026 8:13 AM

**To:** Luke Sutton <[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)>; Brad Bodenmiller <[bradbodenmiller@lucplanning.com](mailto:bradbodenmiller@lucplanning.com)>

**Cc:** Joseph Lamparyk <[joseph.lamparyk@pultegroup.com](mailto:joseph.lamparyk@pultegroup.com)>; Coleman Dodds <[coleman.dodds@cesoinc.com](mailto:coleman.dodds@cesoinc.com)>

**Subject:** Re: Del Webb - Maygrass AKA Jerome Phase 2 - Question

Thank you. Coleman, please update and send back to this group.

Thanks,



**Alex Benson**

Project Manager

**M** 330.324.3343

[alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com)

**From:** Luke Sutton <[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)>

**Sent:** Wednesday, September 9, 2026 8:10 AM

**To:** Brad Bodenmiller <[bradbodenmiller@lucplanning.com](mailto:bradbodenmiller@lucplanning.com)>

**Cc:** Joseph Lamparyk <[joseph.lamparyk@pultegroup.com](mailto:joseph.lamparyk@pultegroup.com)>; Alex Benson <[alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com)>; Coleman Dodds <[coleman.dodds@cesoinc.com](mailto:coleman.dodds@cesoinc.com)>

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Caution: External Email

Yes, it should be New California Drive. It makes more sense since this new road will connect to an existing portion of New Cali drive on the west and meet Brock Rd at the intersection of Industrial pkwy.

Luke Sutton, PE

Union County Engineer

233 West Sixth Street

Marysville, OH 43040

Ph: (937) 645-3168

[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)



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**From:** Brad Bodenmiller <[bradbodenmiller@lucplanning.com](mailto:bradbodenmiller@lucplanning.com)>

**Sent:** Wednesday, September 9, 2026 3:26 AM

**To:** Luke Sutton <[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)>

**Cc:** Joseph Lamparyk <[joseph.lamparyk@pultegroup.com](mailto:joseph.lamparyk@pultegroup.com)>; [alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com) <[alex.benson@cesoinc.com](mailto:alex.benson@cesoinc.com)>; [coleman.dodds@cesoinc.com](mailto:coleman.dodds@cesoinc.com) <[coleman.dodds@cesoinc.com](mailto:coleman.dodds@cesoinc.com)>

**Subject:** Del Webb - Maygrass AKA Jerome Phase 2 - Question

Luke,

Previously, you mentioned that the portion of Brock Road within **Del Webb - Maygrass (AKA Jerome)** would actually be named New California Drive. Would you please confirm whether the road should be named "Brock Road" or "New California Drive"?

**Bradley Bodenmiller**

**Director | LUC Regional Planning Commission**

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