
Re: Del Webb - Maygrass AKA Jerome Phase 2 - Questions

From Connor Devine <cdevine@marysvilleohio.org>

Date Wed 9/9/2026 8:43 AM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Cc Jamie Fink <jamie.fink@marysvilleohio.org>; Joseph Lamparyk <joseph.lamparyk@pultegroup.com>; Alex Benson <alex.benson@cesoinc.com>; Coleman Dodds <coleman.dodds@cesoinc.com>

Good Morning Brad,

Sorry for the confusion in our comments. Please see our responses below in RED.

1. Upon reviewing the Plat, I see the regional pump station is not on its own lot. Rather, it is apparently within an easement on Reserve I. It is unclear to me which the City preferred in its prior comments. Would you please confirm whether the arrangement proposed--where it is located within an easement in Reserve I--is acceptable? I want to verify you are not requiring it on its own lot. (If it is on its own lot, it needs to front on right-of-way.)

Based on further review of the Final Plat and the previous comments provided during the 2024 Preliminary Plat review, the City asks that the Regional Pump Station be located on its own dedicated lot / parcel. This was a request made by the City during the review of the Preliminary Plats in September 2024 and November 2024.

1. My second question is, do you require either of the Utility Easements on Sheet 8 to be extended to Industrial Parkway? There is one located on the north side and one on the south side of the right-of-way of what is labeled Brock Road.

The City would like to have these 20' Utility Easements extended to Industrial Parkway on Sheet 8 of the Plat.

Please let me know if you have any questions or need anything else at this time.

Thanks,

Connor Devine, P.E.

Engineer II

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

(937) 645-7376 (office)



On Wed, Sep 9, 2026 at 3:29 AM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:
| Connor/Jamie,

I have two questions for you about the **Del Webb - Maygrass (AKA Jerome), Phase 2 - Final Plat**.

1. Upon reviewing the Plat, I see the regional pump station is not on its own lot. Rather, it is apparently within an easement on Reserve I. It is unclear to me which the City preferred in its prior comments. Would you please confirm whether the arrangement proposed--where it is located within an easement in Reserve I--is acceptable? I want to verify you are not requiring it on its own lot. (If it is on its own lot, it needs to front on right-of-way.)
2. My second question is, do you require either of the Utility Easements on Sheet 8 to be extended to Industrial Parkway? There is one located on the north side and one on the south side of the right-of-way of what is labeled Brock Road.

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