

Brad Bodenmiller

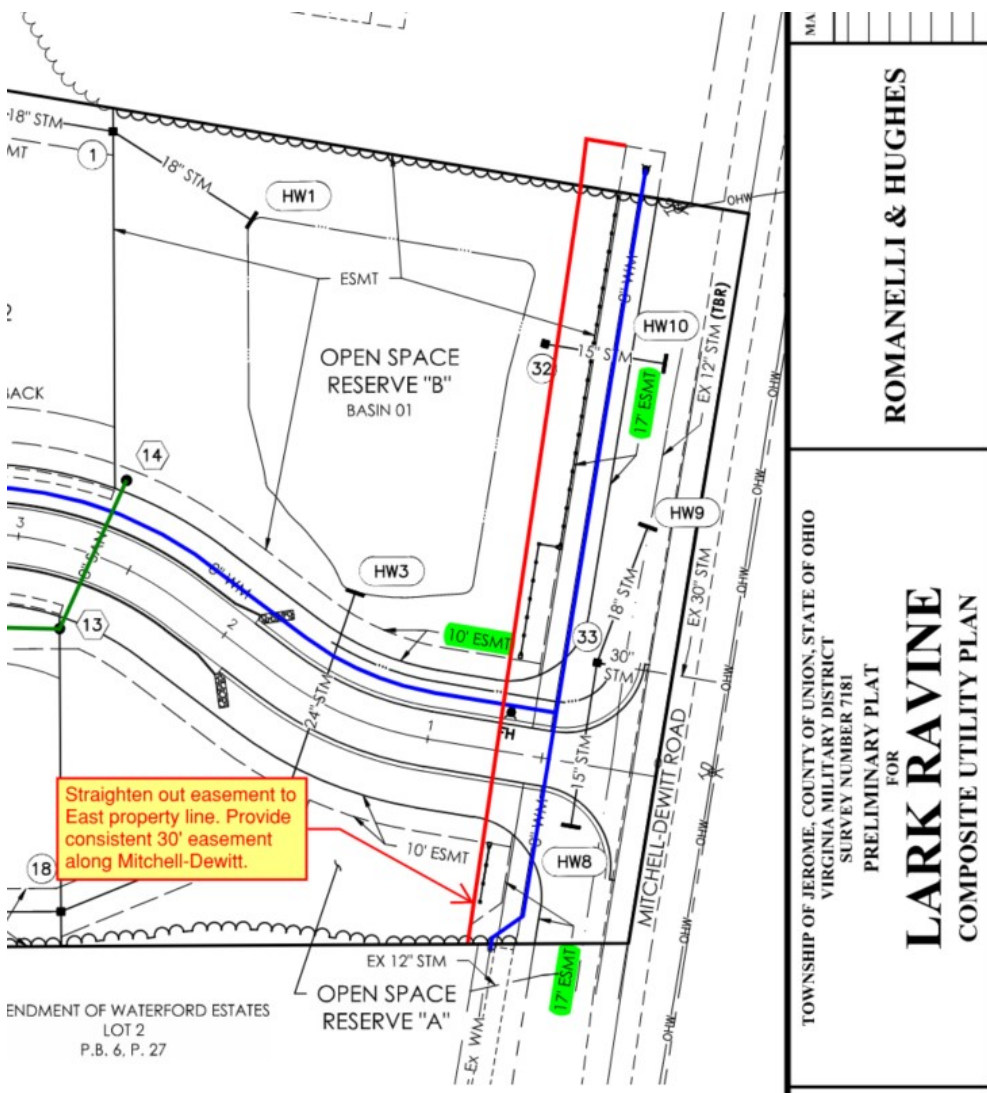
From: Connor Devine <cdevine@marysvilleohio.org>
Sent: Wednesday, November 26, 2025 11:08 AM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: December LUC Comments - City of Marysville

Hi Brad,

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

Lark Ravine - Preliminary Plat

- Please straighten out the Utility Easement along Mitchell-Dewitt. Provide and label (with dimensions) 30' Utility Easement flanking the right-of-way. See the markup included in this email.



- Please provide and label (with dimensions) a 10' Utility Easement flanking the right-of-way for all proposed waterlines within the proposed development. Specifically the middle loop around Open Space Reserve "D".
- The applicant has reached out to the City to possibly provide water and sanitary service to the adjacent property (Parcel: 1700260181000). Provide a sanitary alignment and easement on how this property will be served.
- Please provide the following Easement Language on the Final Plat: *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.*

The Courtyards at White Oaks (Ryan Parkway) Phase 2 - Final Plat

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Please let me know if you have any questions or concerns.

Have a Happy Thanksgiving!

Thanks,

Connor Devine, P.E.

Engineer II

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040

(937) 645-7376 (office)

