



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040  
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

March 27<sup>th</sup> 2025

Bradley Bodenmiller  
LUC Regional Planning Commission  
10820 St. Rt. 347, PO Box 219  
East Liberty, OH 43319

Name of Development – Avondale

Details -

Number of Lots: 30  
Front Setback: Not Defined  
Side Setback: Not Defined  
Rear Setback: Not Defined  
Placement of electric facilities – Front Lot

Union Rural Electric Terms and Conditions - Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Easement Requirements – URE has easement requirements of 20 feet for underground primary and secondary facilities.

- Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on a property line, require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable).
- Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).
- Allow Utility ingress and egress of open space as necessary for maintenance, repairs, replacement of electric facilities.
- Where practical, do not place the easement area over building setbacks, adjacent to is acceptable. URE does not want the primary conductor to be within five feet from the basement walls or building footers.
- Electric easements must be platted and shown on final plat plans.
- No permanent or semi-permanent structures, fencing, 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 installation or maintenance of facilities.

Street Crossings and Adjacent Property Paths - Street crossing and adjacent property paths to be determined when facilities layout is completed.

Landscape Plans - Landscape Plans shall not interfere with URE utility easements or access to URE facilities and shall comply with any regulatory and/or NESC rules.



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040  
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

URE Contacts:

- Matt Zarnosky – V.P. Engineering and Operations - Office 937-645-9246 – Cell 716-510-6640
- Brent Ransome – Manager of Engineering – Office 937-645-9241
- Ed Peper – Engineer – Office 937-645-9240
- Ron McGlone – Engineer – Office 937-645-9263 – Cell 937-594-3787
- Beau Michael – Key Accounts – Office 937-645-9251 – Cell 937-537-0370

General Comments:

- Sheet 1 - 4 of 10: No Comments
- Sheet 5 of 10: URE will require a separate 10-foot easement along the front of lots 1-30 adjacent to the road right-of-way or the utility easement. URE will require a 20-foot easement between lots 29 and 30 extending from the road right-of-way to the north property line of lot 29. See highlighted areas of attachment titled “URE Easement Layout 02-25-2025”
- Sheet 6-10 of 10: No Comments

Before construction commences URE will work with the developer to complete the electrical facility design and layout.

Regards,

Brent Ransome  
Manager of Engineering Services  
Union Rural Electric Cooperative, Inc  
15461 US Hwy 36  
Marysville, Ohio 43040  
Direct: (937) 645-9241