

Brad Bodenmiller

From: Chad Ritzler <critzler@marysvilleohio.org>
Sent: Wednesday, June 5, 2024 4:19 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: June LUC Executive Meeting

Brad,

Here are the City of Marysville's comments for the agenda items at the June LUC Executive Meeting. Please let me know if you have any questions or concerns.

Jerome Professional Park - Final Plat

1. Please provide 10' Utility Easement flanking the right-of-way along the south/east side of Sycamore Trace.

Jerome Village Market - Amended Preliminary Plat

1. Please provide and label all existing utility easements along Ravenhill Parkway, Ewing Road, and SR 42 (Book, Page)
2. Please provide 10' Utility Easement flanking the right-of- along all waterlines on Sycamore Trace, Gardenia Drive, and Rosewood Way.
3. The following Easement Language shall be included on the Final Plat:

Utility Easements

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.

Shops at Hawk's Landing - Preliminary Plat

1. Please provide and label 30' Sanitary Sewer Easement along the north property line.
2. Please relocate the proposed sanitary sewer to the east side of the roadway, with a separate 30' Sanitary Sewer Easement and a separate 10' Utility Easement for the waterline.
3. Comments subject to change following engineering plan review.

VN-10 - Final Plat

1. Please provide and label a 20' Utility Easement flanking the right-of-way along Blaney Road, from the Oberle Property to the Delaware County line.

Chad Ritzler

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