

December 6th, 2019

Bradley Bodenmiller

LUC Regional Planning Commission

9676 E. Foundry St.

East Liberty, OH 43319

RE: UREC comments for Jerome Village GPN-12 – Preliminary Plat

Brad,

Noted comments per paper drawings received 11/18/19. Drawing set of 4 sheets issued Preliminary Plat for GPN-12 Dated November 18th, 2019:

1. Sheet 1 of 4 – Cover Sheet
2. Number of Lots:35
3. Lot size: 18 – 70 FT frontage, 17 – 80 FT frontage
4. Front Setback: 20 FT
5. Side Setback: 5 FT – 70 FT lots, 6 FT – 80 FT lots
6. Rear Setback: 30 FT
7. Sheet 2 of 4
8. No comments
9. Sheet 3 of 4
10. Noted 30 FT rear lot Drainage and Utility Easement and 15 FT Front lot Drainage and Utility Easement
11. Will the Electricity Easement be part of the 30 FT rear lot or 15 FT front lot?
12. 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 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)

1. Sheet 4 of 4
2. Noted 30 FT rear lot Drainage and Utility
3. 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 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)

General comments: Development must comply with URE’s Terms and Conditions for Supplying Electric Service.

Electric easement must be platted and shown on final plat plans.

**Do not place easement area over building setbacks, adjacent to is acceptable.**

Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).

Street crossing and adjacent property paths to be determined when facilities layout is completed.

Still need to work with developer to complete UREC electrical facility layout.

Regards,

Ed Peper

Engineer II

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