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Public Service with integrity

August 4, 2010

Jenny Snapp, Director
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Glacier Park Neighborhood – Section 2 Preliminary Plat Revision

Jenny,

Our office has completed our review for the above preliminary plat revision submittal, dated July 22, 2010. In addition to the comments provided by our office on June 4, 2010 for the original GPN-2 submittal, we have the following comments:

1. Provide a sight distance exhibit based on the established building setback lines proving that sight distance equals to or exceeds the values set forth in the current ODOT Location and Design Manual. In addition, Union County Standards require a minimum centerline radius of 150' on curves. Within this development "pod" alone, there are four instances in which this minimum radius is not met. Two curves near the northern entrance to the site (Honeysuckle and Hawthorne) have been previously approved through discussion with our office. The curve on Spruce Court appears acceptable due to open space limiting obstructions around the curve. Please provide an exhibit or explanation on why the 150' radius cannot be met. Union County Standards should be adhered to whenever possible, and variances should only be requested when an extenuating circumstance requires as such. The ability to add more lots by obtaining approval of a variance is not an acceptable explanation.
2. While revisions to several roadways have been made, updated roadway profiles, grading plans, etc. for these revisions have not been provided in the revision submittal. Based on review of the existing grading plan, it does not appear that unique conditions exist that would pose a significant design/construction challenge for the revised alignment. Our office is satisfied that sufficient information will be provided during the final design process indicating as such.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns regarding this letter, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci

Bill Narducci, P.E.
Project Engineer
Union County Engineer

Cc: Jeff Stauch, UCE (via email)