



**County Engineer  
Environmental Engineer  
Building Department**

233 W. Sixth Street  
Marysville, Ohio 43040  
P 937. 645. 3018  
F 937. 645. 3161  
[www.co.union.oh.us/engineer](http://www.co.union.oh.us/engineer)

**Marysville Operations Facility**

16400 County Home Road  
Marysville, Ohio 43040  
P 937. 645. 3017  
F 937. 645. 3111

**Richwood Outpost**

190 Beatty Avenue  
Richwood, Ohio 43344

*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 6 Preliminary Plat Review - Resubmit

Jenny,

We have completed our review for the above preliminary plat submittal, dated July 22, 2010. Based on the revisions resubmitted by the developer, we performed a secondary review on the revised items. We recommend it be approved with modifications. Items listed below should be addressed in the final construction drawings. Please note that all comments regarding Master Deed Declarations and Restrictions were commented on in a previous Jerome Village pod submittals. The Master Deed Declaration and Restrictions will be required to match these previously approved pods' language unless otherwise requested.

1. The status of the requested variances listed on the title sheet is as follows:
  - a. Variance from requirement of 80' separation from driveways to existing or proposed roadways is approved.
  - b. Variance allowing reduced right of way width from 60' to 50' is approved.
  - c. Variance allowing deviation from minimum centerline radius of 150' to centerline radius of 100' is under review. Our office will require 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's Location and Design Manual.
2. The request to allow street trees within the right of way is currently being reviewed. Our final decision on allowing street trees as shown in the typical section will be addressed during final engineering.
3. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
4. Indicate design and proposed posted speeds.
5. Our operations department has preliminarily reviewed the geometry of the eyebrow along Persimmon Place, with respect to access and maneuverability for snow plowing and are in acceptance. Please provide documentation that the Jerome Township Fire Department has approved the turning radii for maneuverability with their trucks. In addition, detailed signage will be required to indicate traffic movement through this area.

6. All drainage easements will be reviewed in more detail during the final design process.
7. Include signage plan for roadway network.
8. With the exception of stop condition vertical curves at intersections, the minimum length of all vertical curves shall be 50'. The vertical curve at Station 9+50.00 on Persimmon Place does not meet this requirement.
9. There are several vertical curve lengths that, while meeting Union County Standards, do not meet ODOT standards for a design speed of 30 mph. We recommend that these vertical curves be revisited during final design to conform to ODOT standards.
10. There are several areas where roadway slopes would exceed the maximum ADA allowable cross-slope for curb ramps. Please address how the curb ramps will comply with ADA standards.
11. Update flood routing plan to show routing break points on roadways.
12. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
13. It appears that several flood routing areas that would contain roadway runoff may bypass the detention facilities and discharge directly to the existing waterways. Specifically between lots 17 & 18 on Crabapple Court, between lots 44 & 45 on Persimmon Place and north of lot 27 on Hawthorne Drive. More detailed grading in these areas will be required to ensure that all roadway runoff will be captured and detained prior to discharge.
14. A more detailed drainage analysis will be conducted during final plan review.
15. Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations.
16. Show water and storm profiles.
17. Confirm sight distance on Brock Road and Persimmon Place, as well as Ryan Parkway and Hawthorne Drive.
18. Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
19. Provide detailed construction drawings to private utility providers.

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, feel free to contact me at (937) 645-3165.

Sincerely,



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

Cc: Jeff Stauch, UCE (via email)