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September 6, 2024

*Public Service with integrity*

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

Re: Thomas Industrial Project – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat. We recommend approval of the plat. Items listed below should be addressed in the final construction drawings or resolved as indicated.

1. Adjust "Future R/W" callouts to be "Proposed R/W"
2. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction.
3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
4. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
5. Provide a stormwater management report for review.
6. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. 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, feel free to contact me at (937) 645-3168.

Luke Sutton, P.E.  
Union County Engineer