
RE: Paradise at Indian Lake Site Plan

From Brian Schultz <brian.schultz@logancountyohio.gov>

Date Thu 9/3/2026 1:54 PM

To James Schroeder <jmschroeder.769@gmail.com>

Cc Jeremy Titus <Jeremy.Titus@logancountyohio.gov>; Kip Jenkins <Kip.Jenkins@logancountyohio.gov>; Breanne
Parcels <bparcels@logancountyohio.gov>; Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Hi James-

In order to meet the requirements of the Commissioners variances regarding the additional parcels to be served, and the LCSD Engineering standards for sewer extensions, the sewer main extensions discussed yesterday will need to be installed with the initial phase of build out. We are working on a guidance document and exhibits that will provide the detailed locations of existing infrastructure and materials so that a detailed plan can be designed.

My intent is to provide that to you as soon as possible. I am also submitting these requirements to the LUC as part of the plat approval process.

Thanks,
Brian

Brian Schultz, Director

From: James Schroeder <jmschroeder.769@gmail.com>

Sent: Thursday, September 3, 2026 7:38 AM

To: Brian Schultz <brian.schultz@logancountyohio.gov>

Cc: Jeremy Titus <Jeremy.Titus@logancountyohio.gov>; Kip Jenkins <Kip.Jenkins@logancountyohio.gov>; Breanne
Parcels <bparcels@logancountyohio.gov>

Subject: Re: Paradise at Indian Lake Site Plan

Good morning,

One thing I forgot to ask in the meeting: at what stage of development will each section of the proposed force main need to be installed? (i.e. will everything that was discussed in the meeting need to be installed in Phase 1 or can different sections be installed at a later phase?)

Thanks,

James Schroeder, EIT

Design Engineer

Peterman Associates

Office #: (419) 422-6672 | Cell #: (567)-825-3436

<https://www.petermanaes.com/>

On Fri, Aug 28, 2026 at 1:37 PM James Schroeder <jmschroeder.769@gmail.com> wrote:

Hi Brian,

I am available all day Monday, Wednesday, and Friday, and any time after 2:00 pm on Tuesday and Thursday.

Thanks,

James Schroeder, EIT

Design Engineer

Peterman Associates

Office #: (419) 422-6672 | Cell #: (567)-825-3436

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On Fri, Aug 28, 2026 at 12:54 PM Brian Schultz <brian.schultz@logancountyohio.gov> wrote:

Hi James-

I met with the Commissioners yesterday afternoon and confirmed a couple of questions I had from the variance that was issued. Could we set up a quick Teams meeting for next week? I should be pretty open with the exception of Tuesday morning. If you could provide a couple of dates/times I would appreciate it. I am expecting to schedule a meeting with Ohio EPA for next week so a couple of options may prevent a conflict.

Thanks,
Brian

Brian Schultz, Director

From: James Schroeder <jmschroeder.769@gmail.com>

Sent: Wednesday, August 26, 2026 11:32 AM

To: Brian Schultz <brian.schultz@logancountyohio.gov>

Cc: Jeremy Titus <Jeremy.Titus@logancountyohio.gov>; Kip Jenkins <Kip.Jenkins@logancountyohio.gov>

Subject: Re: Paradise at Indian Lake Site Plan

Hi Brian,

Just wanted to check in. Were you able to put together some information to share? Also, have you spoken with Scott Coleman on anything sewer related? I am not sure if he will have any comments or if this strictly falls upon your office. Look forward to hearing from you.

Thanks,

James Schroeder, EIT

Design Engineer

Peterman Associates

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On Wed, Aug 19, 2026 at 2:54 PM James Schroeder <jmschroeder.769@gmail.com> wrote:

Hey Brian,

Sounds good. I will circle back on Friday.

Thanks,

James Schroeder, EIT

Design Engineer

Peterman Associates

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On Wed, Aug 19, 2026 at 11:19 AM Brian Schultz <brian.schultz@logancountyohio.gov> wrote:

Hi James-

I am working on them and confirming a couple of items from the Commissioners variance to make sure you have accurate information. Also, staff is verifying location and materials of connection points.

I should have updated guidance to you on Friday.

Thanks,

Brian

Brian Schultz, Director

From: James Schroeder <jmschroeder.769@gmail.com>

Sent: Monday, August 17, 2026 2:37 PM

To: Brian Schultz <brian.schultz@logancountyohio.gov>

Cc: Jeremy Titus <Jeremy.Titus@logancountyohio.gov>; Kip Jenkins <Kip.Jenkins@logancountyohio.gov>

Subject: Re: Paradise at Indian Lake Site Plan

Hi Brian,

Just wanted to check in and see if you had any updates for me.

Thanks,

James Schroeder, EIT

Design Engineer

Peterman Associates

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On Thu, Aug 13, 2026 at 3:25 PM James Schroeder <jmschroeder.769@gmail.com> wrote:

Hi Brian,

Okay, I will look for your follow-up. Again, if you would like to have a phone call or virtual meeting to discuss, that would work. Emails are fine as well.

Thank you,

James Schroeder, EIT

Design Engineer

Peterman Associates

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On Thu, Aug 13, 2026 at 3:20 PM Brian Schultz
<brian.schultz@logancountyohio.gov> wrote:

Hi James-

Based on what the Commissioners have approved for variances, our initial guidance on sewer extensions along the property are not applicable. I will get updated guidance to you tomorrow or Monday.

Thanks,

Brian

Brian Schultz, Director

From: James Schroeder <jmschroeder.769@gmail.com>

Sent: Tuesday, August 11, 2026 2:56 PM

To: Kip Jenkins <Kip.Jenkins@logancountyohio.gov>

Cc: Brian Schultz <brian.schultz@logancountyohio.gov>; Jeremy Titus
<Jeremy.Titus@logancountyohio.gov>

Subject: Re: Paradise at Indian Lake Site Plan

Good afternoon, guys,

Please see the attached variance resolution from the Commissioners. I am not sure if you have seen this letter, but I just wanted to share it, specifically focusing on the items about sewer extensions. Brian, with this development being privately owned and maintained, and the sewer being private, how do you interpret the Commissioners' comments on extensions? We are already showing the force main extension along the front of the property on the north side of State Route 235 per our previous conversations. It didn't make sense to us having to extend public sewers through the development to the west property line, but that was our interpretation. I wanted to get your guys' thoughts on this. If you would like to have a Teams meeting with me after reading the letter to discuss your thoughts, I could get one set up. A phone call could work as well. Let me know, as I would like to get these details ironed out sooner than later.

Additionally, I should be sending your office a rough draft construction drawing set sometime next week for your review. One thing to note: the last line in the proposed private low-pressure system is 6" diameter. The force main extension is shown as 4" diameter. Will that need to be a 6" to accommodate the private system? Please let me know.

Thank you,

☐ [25-0271 Paradise Pre Plat - 8.5.2026.pdf](#)

James Schroeder, EIT

Design Engineer

Peterman Associates

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On Wed, Jul 22, 2026 at 11:04 AM James Schroeder
<jmschroeder.769@gmail.com> wrote:

Thanks for confirming, Kip.

James Schroeder, EIT

Design Engineer

Peterman Associates

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On Wed, Jul 22, 2026 at 10:45 AM Kip Jenkins
<Kip.Jenkins@logancountyohio.gov> wrote:

James

That's correct. The force main would need to extend from the discharge point to the farthest end of the property upstream.

Thanks

Kip Jenkins

LCSD- Superintendent

Office (937) 843-3328

Desk (937) 810-0515

1015 State Route 708

Russells Point, OH 43348

****EMAIL UPDATE****

kip.jenkins@logancountyohio.gov

From: James Schroeder <jmschroeder.769@gmail.com>
Sent: Wednesday, July 22, 2026 10:15 AM
To: Brian Schultz <brian.schultz@logancountyohio.gov>
Cc: Kip Jenkins <Kip.Jenkins@logancountyohio.gov>; Jeremy Titus <Jeremy.Titus@logancountyohio.gov>
Subject: Re: Paradise at Indian Lake Site Plan

Good morning,

Just wanted to check in and make sure my previous email sent. If you would, please confirm receipt.

Thanks,

James Schroeder, EIT
Design Engineer
Peterman Associates
Office #: (419) 422-6672 | Cell #: (419) 722-9587
<https://www.petermanaes.com/>

On Wed, Jul 15, 2026 at 11:05 AM James Schroeder <jmschroeder.769@gmail.com> wrote:

Brian,

Thanks for the information. Can you mark up on a site plan what you mean with the first item regarding the force main extending to the furthest end of the property? Is this what you mean?

Thanks,

James Schroeder, EIT
Design Engineer
Peterman Associates
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On Mon, Jul 13, 2026 at 9:01 AM Brian Schultz <brian.schultz@logancountyohio.gov> wrote:

James,

The Site Plan submittal needs to include, at a minimum, the design drawings for whatever phases you are seeking approval to install. The submittals need to include sufficient detail to verify that all relevant sections of the Construction Standards, Engineering Standards, and 10 state standards are met.

The proposed Connection to Sewer District Exhibit is not acceptable. The following are needed on the design drawings:

1. A force main needs to be shown that extends from the manhole to the furthest end of the property. This will become the "Public" sewer once it is installed and approved. The dead end should include a flushing connection. The minimum size for public pressure sewers is 4". The Sewer District may exercise its option to pay the difference to install a larger pressure sewer. The proposed site plan should include an Engineer Estimate for the 4" pressure sewer that will become a public sewer.
2. The discharge from the forcemain into the manhole needs to show double 45° elbows or long sweep 90° elbow to discharge with the downstream flow line of the manhole and then run parallel to the edge of the property to the furthest end.
3. The discharge from the development needs to be shown tapped into the "Public" sewer with an approved tap, corp stop, and valve at the edge of the ROW/Easement.
4. The flow meter, as shown, is improperly designed. The required mag meter is not suitable for gravity sewers. It will need to be shown in the pressure sewer in a vault somewhere after the last connection from the development and before the isolation valve installed in the easement/ROW.
5. The site plan submittal needs to include the full set of design drawings for the proposed portion to be built. The drawings need to include the site plan views as well as profile views and be what is planned to be submitted for the PTI from Ohio EPA. It also needs to include engineering calculations used to determine sewer sizing. As the designated regulator for the satellite sewer system we will conduct a thorough review of the entire development. We will want to see location(s) of proposed wells with the isolation distances shown on the drawings, location of water lines, and relevant LCSD Construction Standards shown in the plans. Any items that cannot be addressed through the listed Constructon Standard should be clearly shown in the plans.
6. Any deviations from the Engineering Standards and/or Construction Standards need to be requested through a variance request submitted with the site plan.
7. We allow site plan submittals to be provided in electronic format as a pdf. This change has not been amended in the engineering standards (design criteria).

Thanks,

Brian

Brian Schultz, Director

937-810-0524

Brian.Schultz@logancountyohio.gov

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