



June 18, 2026

Brad Bodenmiller
Director LUC Regional Planning
10820 St. Rt. 347, PO Box 219,
East Liberty, OH 43319

Gateway Crossing Preliminary Plat

Dear Mr. Bodenmiller:

We are submitting the Gateway Crossing Preliminary Plat for your review and LUC approval. Enclosed are 14 full size copies of the preliminary plat, LUC application, CD with all submittal items, and a check in the amount of \$3,128.50 for the required application fees. Also, enclosed is a copy of the utility summary memo.

Kimley-Horn, as an agent of K2 Retail Development, LLC, acknowledges the existence of Brookston soils within the development area of Gateway Crossing. The soil types are commonly found within areas with poor drainage and/or in underlying loamy till in depressions on till plains and moraines. In this case, the soils are in a farm field which has been tilled to allow the field to drain adequately for farming operations. The development will install storm sewer drainage systems to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for commercial and retail businesses. Providing adequate drainage systems to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

We are requesting the preliminary plat to be considered at the next available LUC Planning Commission meeting.

If you have any questions or require any additional information, please contact me at 380-799-7828.

Sincerely,

Sam Tobe, P.E.
Kimley-Horn and Associates, Inc.
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Email: sam.tobe@kimley-horn.com