



**County Engineer
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Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

September 3, 2015

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
The Reserve at New California

Brad,

We have completed our review for the above preliminary plat, received by our office on December 22, 2023. We recommend it be approved with modifications listed below. Items listed below should be addressed in the final construction drawings.

1. A permit will be required for all work proposed within the floodplain.
2. Offsite traffic mitigation has been approved through our office, with both a left turn lane and right deceleration lane on Industrial Parkway to be constructed as part of this project.
3. No driveway access will be permitted on Industrial Parkway for any proposed lot.
4. Minimum pavement sections for open ditch roadways require 6" of 301 unless the ADT<200, with County discretion.
5. There are several areas where the waterline deflects under the pavement around curves. Waterline shall be removed from under the pavement whenever possible.
6. Confirm 10' minimum separation between all parallel utilities.
7. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
8. Indicate design and proposed posted speeds for all roadway sections.
9. All drainage calculations, pond and pipe sizes as well as easements will be reviewed in more detail during the final design process.
10. Include a signage plan for roadway network.
11. Include a flood routing plan in the final design drawings to show routing break points on roadways and through lot flood routing swales.
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. Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations. All finished grade elevations for lots adjacent to the Sugar Run shall be a minimum of 1' above the floodplain elevation.
14. Show all utility profiles.
15. Confirm sight distance on New California Drive and Industrial Parkway.
16. A Ditch Petition will need to be prepared and executed between the Developer and County prior to approval of Final Plat.
17. Provide detailed construction drawings to private utility providers.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Sincerely,



Bill Narducci, P.E.
Engineering Manager
Union County Engineer